

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

29 DRUMMOND STREET CAROLINE SPRINGS VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$895,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

|   |           |           |
|---|-----------|-----------|
| 39 BARRINGO WAY CAROLINE SPRINGS VIC 3023     | \$915,000 | 31-Oct-24 |
| 11 BARN ELMS PARADE CAROLINE SPRINGS VIC 3023 | \$930,000 | 05-Oct-24 |
|   |           |           |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 03 April 2025



## 39 BARRINGO WAY CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price

**\$915,000**

Sold Date

**31-Oct-24**

Distance

**0.56km**



## 11 BARN ELMS PARADE CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price

**\$930,000**

Sold Date

**05-Oct-24**

Distance

**2.18km**

RS = Recent sale

UN = Undisclosed Sale

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