

## 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

11 BROOK STREET CAROLINE SPRINGS VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$860,000

&

\$946,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jan 2024

to

31 Dec 2024

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

3 WATERVIEW WALK CAROLINE SPRINGS VIC 3023	\$883,000	29-Aug-24
6 ERRINDURA PLACE CAROLINE SPRINGS VIC 3023	\$860,000	21-Aug-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.~~

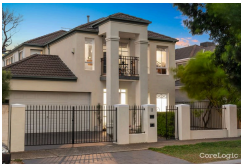
This Statement of Information was prepared on: 07 January 2025

**3 WATERVIEW WALK CAROLINE SPRINGS VIC 3023**

4 2 2

Sold Price **\$883,000** Sold Date **29-Aug-24**Distance **0.35km****6 ERRINDURA PLACE CAROLINE SPRINGS VIC 3023**

4 2 2

Sold Price **\$860,000** Sold Date **21-Aug-24**Distance **0.71km****11 BARN ELMS PARADE CAROLINE SPRINGS VIC 3023**

4 2 2

Sold Price **\$930,000** Sold Date **05-Oct-24**Distance **1.27km**

RS = Recent sale      UN = Undisclosed Sale

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