

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

16 CASTLEMAINE WAY CAROLINE SPRINGS VIC 3023

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Mar 2024

to

28 Feb 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

11 MONEGHETTI PLACE BURNSIDE VIC 3023	\$640,000	01-Dec-24
66 CLARENDON WYND CAROLINE SPRINGS VIC 3023	\$640,000	17-Sep-24
11 CROYDON AVENUE DEER PARK VIC 3023	\$640,000	26-Feb-25

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: 13 March 2025



**11 MONEGHETTI PLACE BURNSIDE
VIC 3023**

 3  2  1

Sold Price

\$640,000

Sold Date

01-Dec-24

Distance

0.59km



**66 CLARENDON WYND CAROLINE
SPRINGS VIC 3023**

 3  2  1

Sold Price

Sold Date

17-Sep-24

Distance

1.48km



**11 CROYDON AVENUE DEER PARK
VIC 3023**

 3  1  2

Sold Price

^{RS} **\$640,000**

Sold Date

26-Feb-25

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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