

## 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 ST GEORGES AVENUE 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

\$1,100,000

&

\$1,130,000

### 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

1 Highbury Close Caroline Springs VIC 3023	\$1,110,000	04-Aug-24
30 Jamieson Link Caroline Springs VIC 3023	\$1,188,000	02-Dec-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.

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**1 HIGBURY CLOSE CAROLINE SPRINGS VIC 3023**

 5  3  2

Sold Price **\$1,110,000** Sold Date **04-Aug-24**

Distance **0.53km**



**30 JAMIESON LINK CAROLINE SPRINGS VIC 3023**

 5  2  2

Sold Price <sup>RS</sup> **\$1,188,000** Sold Date **02-Dec-24**

Distance **0.73km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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