

## 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

19 STUDLEY PARK WAY 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

\$699,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Oct 2023

to

30 Sep 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

4 TUMBALONG STREET CAROLINE SPRINGS VIC 3023	\$735,500	08-Jul-24
25 BARRINGO WAY CAROLINE SPRINGS VIC 3023	\$740,000	17-Aug-24
17 BURSARIA DRIVE CAROLINE SPRINGS VIC 3023	\$721,000	19-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: 31 October 2024



## 4 TUMBALONG STREET CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price

**\$735,500**

Sold Date

**08-Jul-24**

Distance

**0.43km**



## 25 BARRINGO WAY CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**17-Aug-24**

Distance

**0.79km**



## 17 BURSARIA DRIVE CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price

<sup>RS</sup> **\$721,000**

Sold Date

**19-Oct-24**

Distance

**1.42km**

RS = Recent sale

UN = Undisclosed Sale

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