# 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

23 Drummond Street 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	\$740,000	&	\$795,000		
Median sale price						

(\*Delete house or unit as applicable)

Median Price	\$681,125	Prop	erty type	House		Suburb	Caroline Springs
Period-from	01 Jan 2021	to	31 Dec 2	2021	Source	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
48 Infinity Drive Fraser Rise VIC 3336	\$790,000	24-Dec-21
42 Lunar Way Fraser Rise VIC 3336	\$795,000	05-Jul-21
6 Beacon Lane Caroline Springs VIC 3023	\$785,000	10-Jul-21

OR

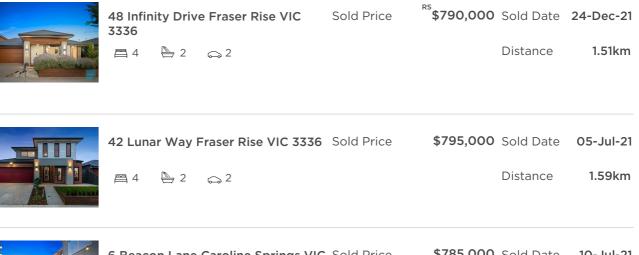
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 04 January 2022



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6 Beac 3023	on Lane	Caroline Springs VIC Sold	Price <b>\$785,000</b>	Sold Date	10-Jul-21
	2 🚔	⇔ <sup>2</sup>		Distance	1.96km

#### RS = Recent sale UN = Undisclosed Sale

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