

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

18 Lambertia Loop 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

\$760,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Nov 2020

to

31 Oct 2021

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

2 Coen Place Caroline Springs VIC 3023	\$770,000	29-May-21
23 Lawson Way Caroline Springs VIC 3023	\$794,000	16-Jun-21
11 Darleith Terrace Caroline Springs VIC 3023	\$770,000	08-May-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: 02 November 2021



2 Coen Place Caroline Springs VIC 3023

 4  2  2

Sold Price

\$770,000

Sold Date

29-May-21

Distance

0.23km



23 Lawson Way Caroline Springs VIC 3023

 4  3  2

Sold Price

\$794,000

Sold Date

16-Jun-21

Distance

0.52km



11 Darleith Terrace Caroline Springs VIC 3023

 4  2  2

Sold Price

\$770,000

Sold Date

08-May-21

Distance

0.75km



119 Oakview Parade Caroline Springs VIC 3023

 4  2  2

Sold Price

^{RS} **\$800,000**

Sold Date

20-Oct-21

Distance

0.98km



14 Renfrey Gardens Caroline Springs VIC 3023

 3  2  2

Sold Price

Sold Date

01-Oct-21

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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