

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

13 Lauffre Walk 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,125

Property type

House

Suburb

Caroline Springs

Period-from

01 Jan 2021

to

31 Dec 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

24 Cobblestone Green Caroline Springs VIC 3023	\$680,000	02-Aug-21
2 Abbingdon Crescent Caroline Springs VIC 3023	\$640,000	06-Oct-21
14 Odonnell Drive Caroline Springs VIC 3023	\$640,000	05-Oct-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: 12 January 2022



24 Cobblestone Green Caroline Springs VIC 3023

 3  2  2

Sold Price **\$680,000** Sold Date **02-Aug-21**

Distance **0.33km**



2 Abbington Crescent Caroline Springs VIC 3023

 3  2  2

Sold Price **\$640,000** Sold Date **06-Oct-21**

Distance **0.38km**



14 Odonnell Drive Caroline Springs VIC 3023

 3  1  1

Sold Price **\$640,000** Sold Date **05-Oct-21**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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