

# 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

5/79 Lancefield Drive, 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)

Range between \$470,000 & \$490,000

### Median sale price

Median price \$474,000 Property Type Townhouse Suburb Caroline Springs

Period - From 15/11/2020 to 14/11/2021 Source REIV

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

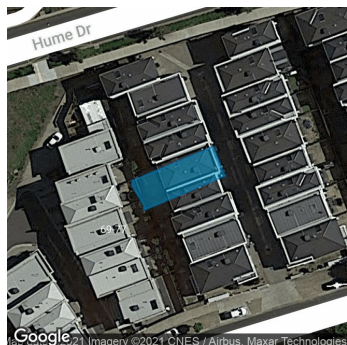
	Address of comparable property	Price	Date of sale
1	8 Amberlea Cirt TAYLORS HILL 3037	\$490,000	24/05/2021
2	2 Jarli Wik DEANSIDE 3336	\$488,300	24/08/2021
3	4 Durack Cirt TAYLORS HILL 3037	\$472,000	11/09/2021

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 six months.~~

This Statement of Information was prepared on:

15/11/2021 13:38



**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**  
\$470,000 - \$490,000  
**Median Townhouse Price**  
15/11/2020 - 14/11/2021: \$474,000

## Comparable Properties



**8 Amberlea Cirt TAYLORS HILL 3037 (VG)**

**Agent Comments**



**Price:** \$490,000  
**Method:** Sale  
**Date:** 24/05/2021  
**Property Type:** Flat/Unit/Apartment (Res)

**2 Jarli Wik DEANSIDE 3336 (VG)**

**Agent Comments**



**Price:** \$488,300  
**Method:** Sale  
**Date:** 24/08/2021  
**Property Type:** House (Res)  
**Land Size:** 196 sqm approx



**4 Durack Cirt TAYLORS HILL 3037 (REI)**

**Agent Comments**



**Price:** \$472,000  
**Method:** Private Sale  
**Date:** 11/09/2021  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 165 sqm approx