

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

8 Lonsdale Court, Caroline Springs Vic 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$750,000

Property Type House

Suburb Caroline Springs

Period - From 01/04/2022

to 31/03/2023

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	30 Otago Loop CAROLINE SPRINGS 3023	\$1,100,000	13/12/2022
2	83 Chisholm Dr CAROLINE SPRINGS 3023	\$1,090,000	07/03/2023
3	8 Hammersley Pl CAROLINE SPRINGS 3023	\$1,050,000	18/04/2023

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:

13/06/2023 08:49

8 Lonsdale Court, Caroline Springs Vic 3023

COLLINGS

Christian Gravias

9486 2000

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending March 2023: \$750,000



4 2 4

Property Type: House

Land Size: 804 sqm approx

Agent Comments

Comparable Properties



30 Otago Loop CAROLINE SPRINGS 3023 (REI/VG)

Agent Comments

4 3 2

Price: \$1,100,000

Method: Private Sale

Date: 13/12/2022

Property Type: House

Land Size: 749.62 sqm approx



83 Chisholm Dr CAROLINE SPRINGS 3023 (REI/VG)

Agent Comments

4 2 2

Price: \$1,090,000

Method: Private Sale

Date: 07/03/2023

Property Type: House (Res)

Land Size: 685 sqm approx



8 Hammersley PI CAROLINE SPRINGS 3023 (REI)

Agent Comments

4 3 2

Price: \$1,050,000

Method: Private Sale

Date: 18/04/2023

Property Type: House (Res)

Land Size: 639 sqm approx

Account - Collings Real Estate | P: 03 9486 2000



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