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STATEMENT OF INFORMATION

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HOUSE Offered for Sale

13 Lauricella Place Caroline Springs VIC 3023

3 2 2

Indicative Selling Price

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

Range between \$570,000 & \$595,000

Median Sale Price

\$600,000 Houses in Caroline springs between Apr 2017 - Mar 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



10 Grove Hall Place Caroline Springs VIC 3023

3 2 2

Sold Price **\$570,000** Sold Date **22-Jan-18**

Distance **0.36km**



19 Yendon Close Caroline Springs VIC 3023

4 2 2

Sold Price **\$599,000** Sold Date **14-Oct-17**

Distance **0.51km**



15 Stoneman Turn Caroline Springs VIC 3023

4 2 2

Sold Price **\$590,000** Sold Date **16-Jan-18**

Distance **0.88km**

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