

## 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

4/8 LAUFFRE WALK CAROLINE SPRINGS VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Mar 2023

to

29 Feb 2024

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

6 LAUFFRE WALK CAROLINE SPRINGS VIC 3023	\$510,000	24-Jan-23
6 BLAKEVILLE DRIVE CAROLINE SPRINGS VIC 3023	\$530,000	08-Jul-23

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: 06 March 2024



## 6 LAUFFRE WALK CAROLINE SPRINGS VIC 3023

3 1 1

Sold Price **\$510,000** Sold Date **24-Jan-23**

Distance **0.03km**



## 6 BLAKEVILLE DRIVE CAROLINE SPRINGS VIC 3023

3 1 1

Sold Price **\$530,000** Sold Date **08-Jul-23**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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