

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 Lauriston Quay 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

or range
between

\$1,200,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,125

Property type

House

Suburb

Caroline Springs

Period-from

01 Dec 2020

to

30 Nov 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

7 Linlithgow Parade Caroline Springs VIC 3023	\$1,270,000	23-Oct-21
11 Toolondo Close Caroline Springs VIC 3023	\$1,800,000	09-Oct-21
8 Mokoan Close Caroline Springs VIC 3023	\$1,430,000	22-Jun-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.~~

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Kelvin Singh
P 03 8390 7844
M 0433 801 097
E kelvin.singh@carolinesprings.rh.com.au



7 Linlithgow Parade Caroline Springs VIC 3023

4 Beds 3 Baths 2 Car

Sold Price ^{RS} \$1,270,000 Sold Date 23-Oct-21

Distance 0.19km



11 Toolondo Close Caroline Springs VIC 3023

5 Beds 4 Baths 3 Car

Sold Price \$1,800,000 Sold Date 09-Oct-21

Distance 0.19km



8 Mokoan Close Caroline Springs VIC 3023

4 Beds 2 Baths 3 Car

Sold Price \$1,430,000 Sold Date 22-Jun-21

Distance 0.46km



6 Caesia Way Caroline Springs VIC 3023

4 Beds 2 Baths 2 Car

Sold Price ^{RS} \$1,230,000 Sold Date 23-Oct-21

Distance 1.32km



3 Lorimer Street Caroline Springs VIC 3023

5 Beds 3 Baths 3 Car

Sold Price \$1,220,000 Sold Date 03-Aug-21

Distance 1.86km



33 Heysen Parkway Caroline Springs VIC 3023

4 Beds 2 Baths 2 Car

Sold Price \$1,040,000 Sold Date 08-Oct-21

Distance 4.37km

RS = Recent sale

UN = Undisclosed Sale

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