

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

7 Lakeway Close 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,125

Property type

House

Suburb

Caroline Springs

Period-from

01 Jan 2021

to

31 Dec 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

1 Barlow Close Caroline Springs VIC 3023	\$1,080,000	07-Oct-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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Anthony Christakakis

P 93639888

M 0433353402

E anthony@bellsrealestate.com.au

**1 Barlow Close Caroline Springs VIC 3023**

Sold Price

\$1,080,000

Sold Date

07-Oct-21

4



2



3

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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