

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 LAMBERTIA LOOP 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

\$800,000

&

\$849,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,500

Property type

House

Suburb

Caroline Springs

Period-from

01 Apr 2021

to

31 Mar 2022

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

9 TURITABLE WAY CAROLINE SPRINGS VIC 3023	\$805,000	12-Nov-21
19 CLARETOWN AVENUE CAROLINE SPRINGS VIC 3023	\$800,000	29-Oct-21
23 ABERFELDIE WAY CAROLINE SPRINGS VIC 3023	\$820,000	20-Jan-22

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: 19 April 2022

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9 TURITABLE WAY CAROLINE SPRINGS VIC 3023

 4
  2
  2

Sold Price **\$805,000** Sold Date **12-Nov-21**

Distance **1.35km**



19 CLARETOWN AVENUE CAROLINE SPRINGS VIC 3023

 4
  2
  2

Sold Price **\$800,000** Sold Date **29-Oct-21**

Distance **1.91km**



23 ABERFELDIE WAY CAROLINE SPRINGS VIC 3023

 4
  2
  2

Sold Price ^{RS} **\$820,000** Sold Date **20-Jan-22**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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