

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

24/79 LANCEFIELD DRIVE 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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Nov 2022

to

31 Oct 2023

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

25/79 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023	\$490,000	12-Oct-23
421 HUME DRIVE CAROLINE SPRINGS VIC 3023	\$525,000	13-Oct-23
8/69-77 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023	\$495,000	20-Feb-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: 03 November 2023



25/79 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023

 3
  2
  2

Sold Price

^{RS} **\$490,000**

Sold Date

12-Oct-23

Distance

0.01km


421 HUME DRIVE CAROLINE SPRINGS VIC 3023

 3
  2
  2

Sold Price

^{RS} **\$525,000**

Sold Date

13-Oct-23

Distance

0.21km


8/69-77 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023

 2
  2
  1

Sold Price

\$495,000

Sold Date

20-Feb-23

Distance

0.13km
RS = Recent sale

UN = Undisclosed Sale

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