

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

254/73 LAKE STREET 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 May 2024

to

30 Apr 2025

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

322/173 CAROLINE SPRINGS BOULEVARD CAROLINE SPRINGS VIC 3023	\$517,000	26-Nov-24

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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**322/173 CAROLINE SPRINGS
BOULEVARD CAROLINE SPRINGS
VIC 3023**

 2  2  1

Sold Price

\$517,000 Sold Date **26-Nov-24**

Distance

0.75km**RS** = Recent sale**UN** = Undisclosed Sale

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