

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

9 LONSDALE COURT 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

\$1,000,000

&

\$1,099,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jan 2022

to

31 Dec 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

5 LINLITHGOW PARADE CAROLINE SPRINGS VIC 3023	\$1,100,000	05-Oct-22
8 NARRACAN CLOSE CAROLINE SPRINGS VIC 3023	\$1,072,500	20-Aug-22
22 ST GEORGES AVENUE CAROLINE SPRINGS VIC 3023	\$1,100,000	24-Aug-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 January 2023

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**5 LINLITHGOW PARADE
CAROLINE SPRINGS VIC 3023**

4 2 2

Sold Price

\$1,100,000

Sold Date

05-Oct-22

Distance

0.78km



**8 NARRACAN CLOSE CAROLINE
SPRINGS VIC 3023**

4 2 3

Sold Price

\$1,072,500

Sold Date

20-Aug-22

Distance

0.86km



**22 ST GEORGES AVENUE
CAROLINE SPRINGS VIC 3023**

4 3 2

Sold Price

\$1,100,000

Sold Date

24-Aug-22

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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