

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

13/79 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

\$498,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Apr 2023

to

31 Mar 2024

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

24/79 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023	\$525,000	10-Jan-24
13 OLDIS CLOSE CAROLINE SPRINGS VIC 3023	\$570,000	28-Oct-23
8/1-5 THE CLOSE CAROLINE SPRINGS VIC 3023	\$558,000	21-Feb-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.

This Statement of Information was prepared on: 26 April 2024

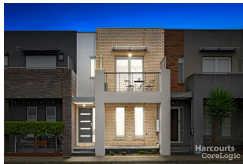


**24/79 LANCEFIELD DRIVE
CAROLINE SPRINGS VIC 3023**

3 2 2

Sold Price **\$525,000** Sold Date **10-Jan-24**

Distance **0.02km**

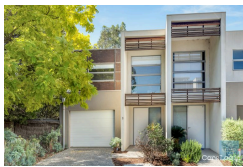


**13 OLDIS CLOSE CAROLINE
SPRINGS VIC 3023**

3 2 1

Sold Price **\$570,000** Sold Date **28-Oct-23**

Distance **1.79km**



**8/1-5 THE CLOSE CAROLINE
SPRINGS VIC 3023**

3 2 1

Sold Price ^{RS} **\$558,000** Sold Date **21-Feb-24**

Distance **4.07km**

RS = Recent sale

UN = Undisclosed Sale

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