

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

2/5 LORIMER 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Aug 2022

to

31 Jul 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

5/16 GARRETTY ROAD CAROLINE SPRINGS VIC 3023	\$690,000	04-May-23
3 BEACON LANE CAROLINE SPRINGS VIC 3023	\$680,000	13-Jul-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: 09 August 2023



5/16 GARRETTY ROAD CAROLINE SPRINGS VIC 3023

Sold Price

^{RS} **\$690,000**

Sold Date **04-May-23**

 3  2  2

Distance **0.3km**



3 BEACON LANE CAROLINE SPRINGS VIC 3023

Sold Price

^{RS} **\$680,000**

Sold Date **13-Jul-23**

 3  2  2

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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