

## 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

4/8 LAUFFRE WALK CAROLINE SPRINGS VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Feb 2023

to

31 Jan 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

38B HUDDERSFIELD ROAD DEER PARK VIC 3023	\$525,000	07-Nov-22
6 BLAKEVILLE DRIVE CAROLINE SPRINGS VIC 3023	\$530,000	08-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: 08 February 2024



**38B HUDDERSFIELD ROAD DEER  
PARK VIC 3023**

 3  1  1

Sold Price

**\$525,000**

Sold Date **07-Nov-22**

Distance

**3.43km**



**6 BLAKEVILLE DRIVE CAROLINE  
SPRINGS VIC 3023**

 3  1  1

Sold Price

**\$530,000**

Sold Date **08-Jul-23**

Distance

**0.03km**

RS = Recent sale

UN = Undisclosed Sale

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