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	9/69-77 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	$460,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$469,000	Property type	Unit	Suburb	Caroline Springs
Period-from	01 Dec 2020	to	30 Nov 2021	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
6/69-77 Lancefield Drive Caroline Springs VIC 3023	$465,000	04-May-21
24/79 Lancefield Drive Caroline Springs VIC 3023	$470,000	17-Apr-21
4/19-21 The Avenue Caroline Springs VIC 3023	$510,000	03-Aug-21

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 December 2021

CONSUMER AFFAIRS VICTORIA

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6/69-77 Lancefield Drive Caroline Springs VIC 3023

2 2 2

Sold Price **$465,000** Sold Date **04-May-21**

Distance **0.03km**



24/79 Lancefield Drive Caroline Springs VIC 3023

3 2 2

Sold Price **$470,000** Sold Date **17-Apr-21**

Distance **0.12km**



4/19-21 The Avenue Caroline Springs VIC 3023

3 2 1

Sold Price **$510,000** Sold Date **03-Aug-21**

Distance **1.59km**

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

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