

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

244/73 Lake 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

\$399,999

&

\$419,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Aug 2020

to

31 Jul 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

| | | |
|---|-----------|-----------|
| 154/73 Lake Street Caroline Springs VIC 3023 | \$470,000 | 29-Apr-21 |
| 408/9 Commercial Road Caroline Springs VIC 3023 | \$435,000 | 17-Jun-21 |
| 34/1 Woodward Way Caroline Springs VIC 3023 | \$395,000 | 11-Mar-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: 04 August 2021



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154/73 Lake Street Caroline Springs VIC 3023 Sold Price **\$470,000** Sold Date **29-Apr-21**

2 2 1

Distance -



408/9 Commercial Road Caroline Springs VIC 3023 Sold Price **\$435,000** Sold Date **17-Jun-21**

2 2 1

Distance -



34/1 Woodward Way Caroline Springs VIC 3023 Sold Price **\$395,000** Sold Date **11-Mar-21**

2 2 1

Distance **0.86km**

RS = Recent sale UN = Undisclosed Sale

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