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	31/79 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	$520,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$735,000	Property type	House	Suburb	Caroline Springs
Period-from	01 Dec 2022	to	30 Nov 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
25/79 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023	$490,000	29-Sep-23
421 HUME DRIVE CAROLINE SPRINGS VIC 3023	$525,000	25-Sep-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: 21 December 2023

Rental Altona
P 0437 334 142
M 93988400
E rental.altona@xynergy.com.au

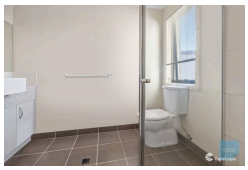


25/79 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price **$490,000** Sold Date **29-Sep-23**

Distance **0.03km**



421 HUME DRIVE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price **$525,000** Sold Date **25-Sep-23**

Distance **0.19km**

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

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