

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 37 LAMBERTIA LOOP, CAROLINE SPRINGS 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$570,000 - \$610,000**

### Median sale price

Median **House** for **CAROLINE SPRINGS** for period **Sep 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$652,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>65 Orbis Avenue,</b> Caroline Springs 3023	<b>Price \$600,000</b> Sold 02 June 2018
--	--

<b>12 Parsley Street,</b> Caroline Springs 3023	<b>Price \$570,000</b> Sold 19 May 2018
--	---

<b>4 Gardenia Way,</b> Caroline Springs 3023	<b>Price \$605,000</b> Sold 13 April 2018
---	---

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

  
**4 beds**

  
**2 baths**

  
**1 parking**

### Raine & Horne Caroline Springs

suite 4/240 Caroline Springs Blvd,  
Caroline Springs VIC 3023

### Contact agents



**Dean Clements**  
Raine and Horne

03 8390 7844  
0413 870 656

[dean.clements@carolinesprings.rh.com.au](mailto:dean.clements@carolinesprings.rh.com.au)

**Raine&Horne.**