

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

6/30 Cranwell Square, Caroline Springs, VIC 3023

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$420,000 & \$460,000

MEDIAN SALE PRICE

Median price \$460,000 | House | Caroline Springs (3023)

Period - From 1 November 2017 to 31 January 2018 | Source - REIV

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 most comparable to the property for sale.

Address of Comparable Property	Price	Date of Sale
16/69-77 LANCEFIELD DRIVE, CAROLINE SPRINGS VIC 3023	\$435,000	29/01/2018
22/8 THE CROSSING, CAROLINE SPRINGS VIC 3023	\$510,000	03/01/2018
4/5-6 CHELSWORTH PLACE, CAROLINE SPRINGS VIC 3023	\$470,000	15/11/2017