

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

36 Goodenia Way, Caroline Springs, VIC 3023

INDICATIVE SELLING PRICE

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

Range Between \$720,000 & \$770,000

MEDIAN SALE PRICE

Median price \$642,500 | House | Caroline Springs (3023)

Period - From 1 October 2017 to 31 December 2017 | 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
81 INGLEWOOD DRIVE, BURNSIDE HEIGHTS VIC 3023	\$760,000	20/02/2018
58 KOROROIT APPROACH, CAROLINE SPRINGS VIC 3023	\$725,000	30/11/2017
17 LINDLEY AVENUE, CAROLINE SPRINGS VIC 3023	\$720,000	16/12/2017