



Statement of Information

Sections 47AF of the Estate Agents Act 1980

2 The Crossing, CAROLINE SPRINGS 3023

Indicative selling price

2 Bedroom Apartments	Range \$420,000 - \$450,000
3 Bedroom Apartments	Range \$610,000 - \$630,000
3 Bedroom Penthouses	Range \$750,000 - \$770,000

Suburb unit median sale price

Median Unit for **CAROLINE SPRINGS** for period **May 2017 - Dec 2017**
Sourced from **Realestate.com.au**.

\$406,000

Comparable property sales

These are the three units 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.

2 Bedroom Apartments

243/73 Lake Street, Price **\$450,000** Sold 02 November 2017
Caroline Springs 3023

541/73 Lake Street, Price **\$430,000** Sold 03 October 2017
Caroline Springs 3023

446/73 Lake Street, Price **\$417,000** Sold 23 August 2017
Caroline Springs 3023

3 Bedroom Apartments

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 six months

3 Bedroom Penthouses

Contact agents

 **Jordan Mune**
Greg Hocking

03 8390 0555
0424 186 926
jmune@greghocking.com.au

GREG HOCKING
REAL ESTATE

Greg Hocking Joiner

3/2-8 Lake Street,
Caroline Springs VIC 3023

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 six months

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 Realestate.com.au.

