

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

24 Highbury Close, Caroline Springs, VIC 3023

INDICATIVE SELLING PRICE

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

Single Price \$700,000

MEDIAN SALE PRICE

Median price \$560,000 | House | Caroline Springs (3023)

Period - From 1 July 2016 to 17 July 2017 | Source - www.realestate.com.au

COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
9 BROADWAY, CAROLINE SPRINGS VIC 3023	\$625,000	02/02/2017
20 THE RIDGE, CAROLINE SPRINGS VIC 3023	\$625,000	31/01/2016
17 HAWKSURY GRN, CAROLINE SPRINGS VIC 3023	\$625,000	16/12/2016