

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

**PROPERTY:** 38 THE RIDGE, CAROLINE SPRINGS 3023

### Indicative selling price

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

(\*Delete single price or range as applicable)

Single price \$\*----- or range between \$\*590,000.00 & \$640,000.00

### Median sale price

(\*Delete house or unit as applicable)

Median price \$605,000.00 \*House ☒ \*unit ----- Suburb or locality CAROLINE SPRINGS

Period - From 01 JAN 2017 to 31 DEC 2017 Source PRICEFINDER

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 15 DALY CIRCUIT, CAROLINE SPRINGS 3023	\$621,000.00	05 / 09 / 2017
2. 3 DALY CIRCUIT, CAROLINE SPRINGS 3023	\$610,000.00	06 / 09 / 2017
3. 24 GOODENIA WAY, CAROLINE SPRINGS 3023	\$625,000.00	28 / 11 / 2017

**OR**

~~**B\*** **Either** 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\*.~~

~~**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.~~

~~(\*Delete as applicable)~~