

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Wavertree Avenue, CAROLINE SPRINGS 3023

### Indicative selling price

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

**Range \$575,000 - \$630,000**

### Median sale price

Median **House** for **CAROLINE SPRINGS** for period **Jan 2017 - Dec 2017**

Sourced from **CoreLogic**.

**\$585,000**

### 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 the most comparable to the property for sale.

**29 Edgbaston Parade,**  
Caroline Springs 3023

**Price \$560,000** Sold 19  
September 2017

**5 Hunts Cross Way,**  
Caroline Springs 3023

**Price \$592,750** Sold 08  
October 2017

**15 Ranmore Grove,**  
Caroline Springs 3023

**Price \$610,000** Sold 11  
January 2018

### Additional Information

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 CoreLogic.

House

3 beds

2 baths

1 parking

### Contact agents



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