



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 31 The Esplanade, 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 \$930,000 - \$970,000**

## Median sale price

Median **House** for **CAROLINE SPRINGS** for period **Jul 2018 - Jan 2019**

Sourced from **Pricefinder**.

**\$811,000**

## Comparable property sales

**84 The Esplanade,**  
Caroline Springs 3023

**Price \$960,000** Sold 26  
November 2018

**63 Kororoit App,**  
Caroline Springs 3023

**Price \$1,070,000** Sold 07  
September 2018

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

This Statement of Information was prepared on 16th Sep 2019

## 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 Pricefinder.

House 31  
4 beds 2 baths 2 parking

## The Sarain

14/242-244 caroline springs Blvd,  
caroline springs VIC 3023

## Contact agents



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