

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 39 Wendouree Parade, CAROLINE SPRINGS 3023

Indicative selling price

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

Range \$900,000 - \$990,000

Median sale price

Median **House** for **CAROLINE SPRINGS** for period **Sep 2017 - Mar 2018**

Sourced from realestate.com.au.

\$688,500

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.

13 Boathouse Drive,
Caroline Springs 3023

Price \$950,000 Sold 21
September 2017

7 Swan Street,
Caroline Springs 3023

Price \$1,070,000 Sold 07
October 2017

39 Otago Loop ,
Caroline Springs 3023

Price \$1,050,000 Sold 01
December 2017

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 realestate.com.au.



Sweeney Estate Agents Caroline Springs

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