



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**6 Dobell Crescent,  
CAROLINE SPRINGS 3023**

House



4 beds



2 baths



3 parking

### Indicative selling price

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

**Range \$799,000 - \$829,000**

### Median sale price

Median **House** for **CAROLINE SPRINGS** for period **Jan 2019 - Sep 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$640,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**7 Manora Retreat,**  
Caroline Springs 3023

Price **\$845,000** Sold 27  
September 2019

**2 Toolondo Close,**  
Caroline Springs 3023

Price **\$800,000** Sold 06  
August 2019

**4 Marine Parade,**  
Caroline Springs 3023

Price **\$840,000** Sold 14  
April 2019

This Statement of Information was prepared on 10th Oct 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](http://realestate.com.au).

### VSS Real Estate Pty Ltd

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### Contact agents

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