

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Section 47AF of the Estate Agents Act 1980**PROPERTY OFFERED FOR SALE** Address including suburb and postcode:

5 Broadhurst Way, Caroline Springs VIC 3023

INDICATIVE SELLING PRICE (For the meaning of this price see consumeraffairs.vic.gov.au/underquoting)

Range between \$450,000 and \$490,000

MEDIAN SALE PRICE

Median price: \$596,000

Property type: House

Suburb: Caroline Springs

Period from 28 February 2017 to 31 May 2017

Source: pricefinder

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of the comparable property	Price	Date of sale
15 DOBELL CRES, CAROLINE SPRINGS	\$461,500	09/05/2017
6 STREETON AVE, CAROLINE SPRINGS	\$460,000	24/04/2017
31 WILLIAM CCT, CAROLINE SPRINGS	\$517,000	25/03/2017

Barry Plant Caroline Springs

Shop 21, 13-15 Lake Street
Caroline Springs, Vic, 3023
9307 4000

This report has been compiled on 08/05/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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