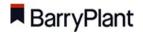
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	rty offered	l for s	sale										
Address Including suburb and postcode			12 Caroline Crescent, Hurstbridge Vic 3099										
Indica	itive sellin	g pric	:e										
For the	meaning of	f this p	rice see	con	sumer.vic.go	ον.au/ι	underquo	ting					
Range between \$1,05			0,000		&		\$1,150,000						
Media	n sale pric	е											
Median price \$885,0		385,00	00	Pro	roperty Type Hous		e	S		ırb	Hurstbridge		
Period - From 01/10/			o20 to 30/09/2021			i	Source REIV						
Comp	arable pro	perty	sales	(*De	lete A or B	belo	w as ap	plica	ble)				
<b>A*</b>		at the	estate a		es sold withir or agent's r					•	•	the last six arable to the	
Address of comparable property										Pri	ce	Date of sale	
1													
2													
3													
OR													
B*					epresentativ wo kilometre							e comparable onths.	
This Statement of Information was prepared on:									on:	16/10/2021 13:51			









**Property Type:** House **Land Size:** 3418 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price

Year ending September 2021: \$885,000

## Comparable Properties

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.

**Account** - Barry Plant | P: 03 94381133



