



#### Statement of Information

Section 47F of the Estate Agents act 1980

## 17 Naracoorte Drive, Caroline Springs

3 Bedroom, 1 Bathroom. Land approx. 360m<sup>2</sup>

#### Indicative selling price

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

**Range between \$510,000 - \$550,000**

#### Median sale price

The median selling price for a **House** in **Caroline Springs** for the period 1<sup>st</sup> July 2017 – 30<sup>th</sup> June 2018 **\$573,000** source RP Data Pty Ltd trading as CoreLogic.

#### 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 most comparable to the property for sale.

<b>3 Salina Walk, Caroline Springs</b>	<b>\$585,000</b>	<b>27<sup>th</sup> July 2018</b>
3 Bedroom, 2 Bathroom		
<b>12 Parsley Street, Caroline Springs</b>	<b>\$570,000</b>	<b>18<sup>th</sup> July 2018</b>
3 Bedroom, 2 Bathroom		
<b>24 Hepburn Way, Caroline Springs</b>	<b>\$550,000</b>	<b>6<sup>th</sup> June 2018</b>
3 Bedroom, 1 Bathroom		

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

#### Contact Agent

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