# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

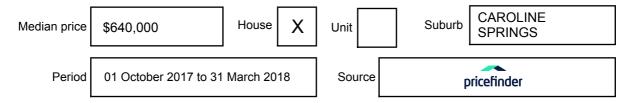
Address Including suburb and postcode	
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# Indicative selling price

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

Price Range: \$500,000 to \$530,000

## Median sale price



### 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.

Address of comparable property		Price	Date of sale
-	5 BRACK PL, CAROLINE SPRINGS, VIC 3023	*\$490,000	15/03/2018
	16 DAINTREE RTT, CAROLINE SPRINGS, VIC 3023	*\$512,000	20/02/2018
	16 CADDICK GDNS, CAROLINE SPRINGS, VIC 3023	\$525,000	15/01/2018