



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 31 Caravelle Crescent, STRATHMORE HEIGHTS 3041

### Indicative selling price

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

**Range \$1,150,000 - \$1,250,000**

### Median sale price

Median **House** for **STRATHMORE HEIGHTS** for period **Oct 2017 - Dec 2017**  
Sourced from **REIV**.

**\$800,000**

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

**42 Caravelle Crescent,**  
Strathmore Heights 3041

**Price \$1,070,000** Sold 09  
December 2017

**7 Caravelle Crescent,**  
Strathmore Heights 3041

**Price \$1,000,000** Sold 19  
August 2017

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

### 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 REIV.

House

4 beds

2 baths

2 parking

### Frank Dowling Real Estate

1047 Mt Alexander Road,  
Essendon VIC 3040

### Contact agents



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