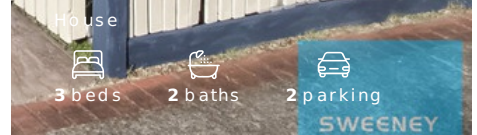




## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 53 Edgbaston Parade, CAROLINE SPRINGS 3023



### Indicative selling price

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

**Range \$600,000 - \$650,000**

### Median sale price

Median **House** for **CAROLINE SPRINGS** for period **Dec 2017 - Jun 2018**

Sourced from **REA**.

**\$610,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**7 Braeside Walk,**  
Caroline Springs 3023

Price **\$650,000** Sold 07 April  
2018

**21 Stradbroke Gardens,**  
Caroline Springs 3023

Price **\$658,000** Sold 24  
March 2018

**28 Central Parkway ,**  
Caroline Springs 3023

Price **\$681,000** Sold 08  
January 2018

### 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 REA.

### Sweeney Estate Agents Caroline Springs

Central Shopping Centre Shop 21a  
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Caroline Springs VIC 3023

### Contact agents



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