



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Edgbaston Parade, CAROLINE SPRINGS 3023

House



5 beds



2 baths



2 parking

SWEENEY

## Indicative selling price

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

**Range \$800,000 - \$880,000**

## Median sale price

Median **House** for **CAROLINE SPRINGS** for period **Feb 2018 - Jun 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$700,000**

## 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.

**38 Ranmore Grove,**  
Caroline Springs 3023

Price **\$840,000** Sold 14 June  
2018

**8 Caesia Way,**  
Caroline Springs 3023

Price **\$870,000** Sold 05  
March 2018

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 [realestate.com.au](http://realestate.com.au).

## Sweeney Estate Agents Caroline Springs

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## Contact agents



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