

Statement of Information

Section 47AF of the *Estate Agents Act 1980*



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Property offered for sale

Address
Including suburb
and postcode

15 STONEMAN TURN, CAROLINE SPRINGS 3023

Indicative selling price

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

Range between **\$560,000** & **\$590,000**

Median sale price

Median price **\$625,000** **4 Br House** Suburb **Caroline Springs**

Period - From **Oct 2016** to **Oct 2017** Source **domain.com.au**

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
27 O'Donnell Drive, Caroline Springs 3023	\$545,000	06/09/2017
9 Springfield Close, Caroline Springs 3023	\$597,000	05/08/2017
13 Turitable Way, Caroline Springs 3023	\$600,000	17/08/2017

Statement prepared on 4th October 2017