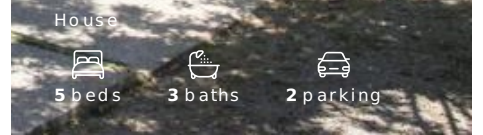




## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3 Irwin Gardens, 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 \$895,000 - \$935,000**

### Median sale price

Median **House** for **CAROLINE SPRINGS** for period **Jun 2017 - Sep 2017**

Sourced from **REA**.

**\$654,000**

### 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.

**28 Marine Parade,**  
Caroline Springs 3023

Price **\$900,000** Sold 20  
October 2017

**14 Shoelhaven Drive,**  
Caroline Springs 3023

Price **\$930,000** Sold 25  
August 2017

**17 Lauriston Quay,**  
Caroline Springs 3023

Price **\$970,000** Sold 06 June  
2017

### 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.

### Contact agents



**Nathan Hunt**  
Sweeney

(03) 9363 0600  
0409 853 503

[nathan@sweeneyea.com.au](mailto:nathan@sweeneyea.com.au)

**SWEENEY**

