



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (including Suburb and postcode)

5 Osmond Place, CAROLINE SPRINGS, 3023

### Indicative selling price

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

Single Price

or range between

\$620,000

&

\$650,000

### Median sale price

Median price

\$600,000

Property type

House

Suburb

CAROLINE SPRINGS, 3023

Period from

14/02/2018

to

12/07/2018

Source

Rpdata

### Comparable property sale

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

23 Great Barr Crescent, CAROLINE SPRINGS, 3023 Victoria

\$675,000

30/10/2017

3 Hepburn Way, CAROLINE SPRINGS, 3023 Victoria

\$700,000

06/12/2017

11 The Parkway, CAROLINE SPRINGS, 3023 Victoria

\$670,000

27/09/2017