



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 160 The Esplanade, 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 \$780,000 - \$858,000**

### Median sale price

Median **House** for **CAROLINE SPRINGS** for period **May 2019 - Oct 2019**

Sourced from **REA**.

**\$604,000**

### 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.

**9 McLaren Chase,**  
Caroline Springs 3023

Price **\$825,000** Sold 29 July  
2019

**2 Toolondo Close,**  
Caroline Springs 3023

Price **\$800,000** Sold 12  
August 2019

**7 Manora Retreat,**  
Caroline Springs 3023

Price **\$845,000** Sold 27  
September 2019

This Statement of Information was prepared on 4th Oct 2019

### 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  
13-15 Lake Street,  
Caroline Springs VIC 3023

### Contact agents



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