



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Unit offered for sale 8/8 The Crossing, CAROLINE SPRINGS 3023

### Indicative selling price

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

3 bedroom Townhouse

Range **\$590,000 - \$630,000**

### Suburb unit median sale price

Median Unit for **CAROLINE SPRINGS** for period **Apr 2019 - Sep 2019**

Sourced from **REA**.

**\$615,000**

### Comparable property sales

These are the three units 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.

#### 3 bedroom Townhouse

**25 The Esplanade,**  
Caroline Springs 3023

Price **\$590,000** Sold 12  
August 2019

**26 Dahlia drive,**  
Caroline Springs 3023

Price **\$590,100** Sold 02  
February 2019

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

This Statement of Information was prepared on 1st 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

### Sweeney Estate Agents Caroline Springs

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### Contact agents



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**SWEENEY**

REA.

