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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

34/1 Woodward Way Caroline Springs VIC 3023

 2  2  1

## Indicative Selling Price

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

Single Price \$410,000









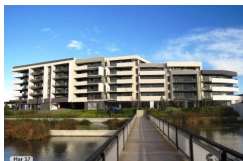



## Median Sale Price

\$441,500 Units in Caroline springs between Sep 2017 - Aug 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>2/1 Woodward Way Caroline Springs VIC 3023</b>  2  2  1	Sold Price	<b>\$420,000</b>	Sold Date	<b>25-Apr-18</b>	Distance	-
	<b>25/1 Woodward Way Caroline Springs VIC 3023</b>  2  2  1	Sold Price	<b>\$387,500</b>	Sold Date	<b>23-May-18</b>	Distance	-
	<b>151/73 Lake Street Caroline Springs VIC 3023</b>  2  2  1	Sold Price	<b>\$420,000</b>	Sold Date	<b>14-May-18</b>	Distance	<b>0.85km</b>

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