

STATEMENT OF INFORMATION

5/19-21 THE AVENUE, CAROLINE SPRINGS, VIC 3023

PREPARED BY DION CLEMMENS, SWEENEY ESTATE AGENTS YARRAVILLE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/19-21 THE AVENUE, CAROLINE

3 2 1

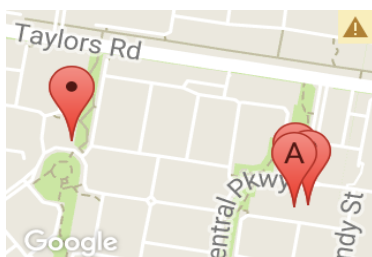
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$470,000 to \$510,000**

Provided by: Dion Clemmens, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (Unit)

\$430,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



7/10 KOORYONG WAY, CAROLINE SPRINGS,

3 2 2

Sale Price

***\$515,000**

Sale Date: 30/04/2018

Distance from Property: 382m



9/10 KOORYONG WAY, CAROLINE SPRINGS,

3 2 2

Sale Price

\$516,000

Sale Date: 07/12/2017

Distance from Property: 380m



3/10 KOORYONG WAY, CAROLINE SPRINGS,

3 2 2

Sale Price

\$492,000

Sale Date: 05/12/2017

Distance from Property: 404m



This report has been compiled on 18/05/2018 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

5/19-21 THE AVENUE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$470,000 to \$510,000

Median sale price

Median price

\$430,000

House

Unit

X


Suburb

CAROLINE SPRINGS

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
7/10 KOORYONG WAY, CAROLINE SPRINGS, VIC 3023	*\$515,000	30/04/2018
9/10 KOORYONG WAY, CAROLINE SPRINGS, VIC 3023	\$516,000	07/12/2017
3/10 KOORYONG WAY, CAROLINE SPRINGS, VIC 3023	\$492,000	05/12/2017