

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 GROVE HALL PLACE, CAROLINE

 3  2  2

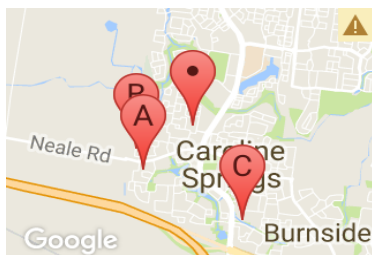
Indicative Selling Price

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

Price Range: **\$520,000 to \$560,000**

Provided by: Paul Muscat, Barry Plant Caroline Springs

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$615,000

01 October 2017 to 31 December 2017

Provided by: 

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.



16 CLELAND WAY, CAROLINE SPRINGS, VIC

 3  1  2

Sale Price

***\$555,000**

Sale Date: 23/12/2017

Distance from Property: 912m



20 REIGATE ST, CAROLINE SPRINGS, VIC 3023

 3  2  2

Sale Price

***\$540,000**

Sale Date: 07/12/2017

Distance from Property: 809m



35 CREEKBANK PL, CAROLINE SPRINGS, VIC

 3  2  2

Sale Price

***\$540,000**

Sale Date: 29/11/2017

Distance from Property: 1.5km



This report has been compiled on 13/01/2018 by Barry Plant Caroline Springs. 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

10 GROVE HALL PLACE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range:

\$520,000 to \$560,000

Median sale price

Median price

\$615,000

House

X

Unit


Suburb

CAROLINE SPRINGS

Period

01 October 2017 to 31 December 2017

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
16 CLELAND WAY, CAROLINE SPRINGS, VIC 3023	*\$555,000	23/12/2017
20 REIGATE ST, CAROLINE SPRINGS, VIC 3023	*\$540,000	07/12/2017
35 CREEKBANK PL, CAROLINE SPRINGS, VIC 3023	*\$540,000	29/11/2017