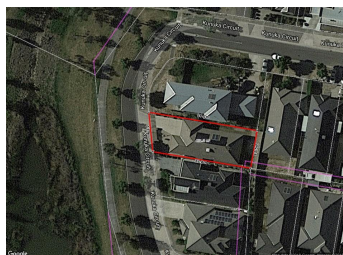


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 KUNUKA CIRCUIT, CAROLINE SPRINGS,  4  2  2

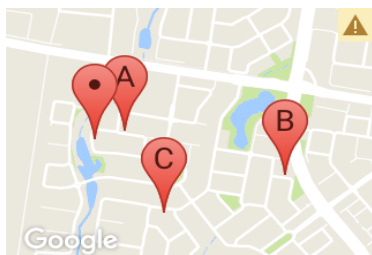
Indicative Selling Price

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

Price Range: **\$550,000 to \$600,000**

Provided by: Michael Lykowski, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$611,000

01 April 2017 to 31 March 2018

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.



21 DAHLIA DR, CAROLINE SPRINGS, VIC 3023  4  2  2

Sale Price

***\$600,000**

Sale Date: 20/04/2018

Distance from Property: 105m



20 HAWTHORN WAY, CAROLINE SPRINGS, VIC  4  1  1

Sale Price

\$585,000

Sale Date: 30/01/2018

Distance from Property: 637m



51 LAWSON WAY, CAROLINE SPRINGS, VIC  4  2  2

Sale Price

\$583,000

Sale Date: 14/01/2018

Distance from Property: 345m



This report has been compiled on 07/05/2018 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

7 KUNUKA CIRCUIT, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range:

\$550,000 to \$600,000

Median sale price

Median price

\$611,000

House

X

Unit

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
21 DAHLIA DR, CAROLINE SPRINGS, VIC 3023	*\$600,000	20/04/2018
20 HAWTHORN WAY, CAROLINE SPRINGS, VIC 3023	\$585,000	30/01/2018
51 LAWSON WAY, CAROLINE SPRINGS, VIC 3023	\$583,000	14/01/2018