



## **STATEMENT OF INFORMATION**

**2 FRANKLIN PLACE, CAROLINE SPRINGS, VIC 3023**

PREPARED BY DANNY TRAN, BARRY PLANT CAROLINE SPRINGS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 FRANKLIN PLACE, CAROLINE SPRINGS,**  3  1  1

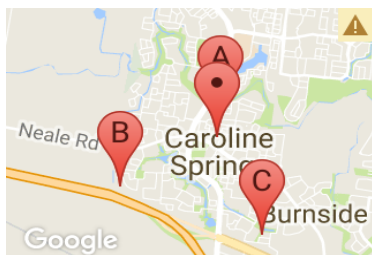
### Indicative Selling Price

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

**Price Range: \$480,00 to \$520,000**

Provided by: Danny Tran, Barry Plant Caroline Springs

## MEDIAN SALE PRICE



**CAROLINE SPRINGS, VIC, 3023**

Suburb Median Sale Price (House)

**\$600,000**

01 January 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.



**15 SALINA WALK, CAROLINE SPRINGS, VIC**

 3  1  1

Sale Price

**\*\$490,000**

Sale Date: 23/02/2018

Distance from Property: 378m



**16 DAINTREE RTT, CAROLINE SPRINGS, VIC**

 3  1  1

Sale Price

**\*\$512,000**

Sale Date: 20/02/2018

Distance from Property: 1.4km



**6 GILMORE LANE, CAROLINE SPRINGS, VIC**

 3  1  1

Sale Price

**\*\$480,000**

Sale Date: 31/01/2018

Distance from Property: 1.5km



This report has been compiled on 06/03/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

2 FRANKLIN PLACE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range:

\$480,00 to \$520,000

Median sale price

Median price

\$600,000

House

X

Unit


Suburb

CAROLINE SPRINGS

Period

01 January 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
15 SALINA WALK, CAROLINE SPRINGS, VIC 3023	*\$490,000	23/02/2018
16 DAINTREE RTT, CAROLINE SPRINGS, VIC 3023	*\$512,000	20/02/2018
6 GILMORE LANE, CAROLINE SPRINGS, VIC 3023	*\$480,000	31/01/2018