

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 BRAESIDE WALK, CAROLINE SPRINGS,  3  2  2

Indicative Selling Price

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

Price Range: **\$580,000 to \$638,000**

Provided by: Vikas Kumar, 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.



37 GISBORNE WAY, CAROLINE SPRINGS, VIC  3  2  2

Sale Price

***\$630,000**

Sale Date: 12/02/2018

Distance from Property: 284m



29 MOUNT WAY, CAROLINE SPRINGS, VIC  3  2  2

Sale Price

***\$608,000**

Sale Date: 08/02/2018

Distance from Property: 475m



11 BUCKLEY WAY, CAROLINE SPRINGS, VIC  3  2  2

Sale Price

***\$582,500**

Sale Date: 05/12/2017

Distance from Property: 1.2km



This report has been compiled on 01/03/2018 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 BRAESIDE WALK, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range:

\$580,000 to \$638,000

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
37 GISBORNE WAY, CAROLINE SPRINGS, VIC 3023	*\$630,000	12/02/2018
29 MOUNT WAY, CAROLINE SPRINGS, VIC 3023	*\$608,000	08/02/2018
11 BUCKLEY WAY, CAROLINE SPRINGS, VIC 3023	*\$582,500	05/12/2017