

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 BUCKLEY WAY, CAROLINE SPRINGS, 🕮 3 🕒 2







Indicative Selling Price

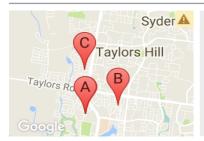
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$565,000 to \$595,000

Provided by: Paul Muscat, Barry Plant Caroline Springs

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$600,000

01 July 2017 to 30 September 2017

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.



13 BUCKLEY WAY, CAROLINE SPRINGS, VIC







Sale Price

*\$590,000

Sale Date: 26/10/2017

Distance from Property: 15m





3 LLEWELLYN ST, CAROLINE SPRINGS, VIC









Sale Price

***\$585,000**

Sale Date: 14/10/2017

Distance from Property: 881m





11 BRAESIDE WALK, CAROLINE SPRINGS, VIC 🚊 3







Sale Price

\$585.000

Sale Date: 24/08/2017

Distance from Property: 1.3km



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	11 BUCKLEY WAY, CAROLINE SPRINGS, VIC 3023
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Indicative selling price

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Price Range: \$565,000 to \$595,000

Median sale price

Median price	\$600,000	House	X	Unit	Suburb	CAROLINE SPRINGS
Period	01 July 2017 to 30 September 2017		Source	p	ricefinder	

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
13 BUCKLEY WAY, CAROLINE SPRINGS, VIC 3023	*\$590,000	26/10/2017
3 LLEWELLYN ST, CAROLINE SPRINGS, VIC 3023	*\$585,000	14/10/2017
11 BRAESIDE WALK, CAROLINE SPRINGS, VIC 3023	\$585,000	24/08/2017