

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

48 LORIMER STREET, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range: \$600,000 to \$650,000

Median sale price

Median price \$600,000

House

X

Unit

Suburb

CAROLINE
SPRINGS

Period 01 July 2017 to 30 September 2017

Source

 pricefinder

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
9 BROOK ST, CAROLINE SPRINGS, VIC 3023	*\$615,000	12/10/2017
1/158 THE ESP, CAROLINE SPRINGS, VIC 3023	\$678,979	07/07/2017
42 LORIMER ST, CAROLINE SPRINGS, VIC 3023	\$505,000	07/06/2017