



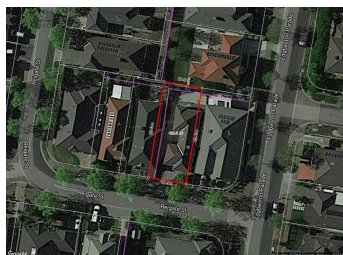
## **STATEMENT OF INFORMATION**

**4 REIGATE STREET, CAROLINE SPRINGS, VIC 3023**

PREPARED BY DANNY TRAN, BARRY PLANT CAROLINE SPRINGS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 REIGATE STREET, CAROLINE SPRINGS,**  3  2  1

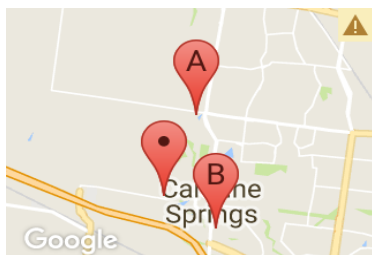
### Indicative Selling Price

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

**Price Range:** **\$515,000 to \$545,000**

Provided by: Danny Tran, Barry Plant Caroline Springs

## 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

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**10 LAWSON WAY, CAROLINE SPRINGS, VIC**  3  2  1

Sale Price

**\*\$565,000**

Sale Date: 21/12/2017

Distance from Property: 2.5km



**35 CREEKBANK PL, CAROLINE SPRINGS, VIC**  3  2  1

Sale Price

**\$540,000**

Sale Date: 29/11/2017

Distance from Property: 1.6km



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

4 REIGATE STREET, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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Price Range:

\$515,000 to \$545,000

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

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

| Address of comparable property              | Price      | Date of sale |
|---------------------------------------------|------------|--------------|
| 10 LAWSON WAY, CAROLINE SPRINGS, VIC 3023   | *\$565,000 | 21/12/2017   |
| 35 CREEKBANK PL, CAROLINE SPRINGS, VIC 3023 | \$540,000  | 29/11/2017   |