

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 WELLINGTON PLACE, CAROLINE

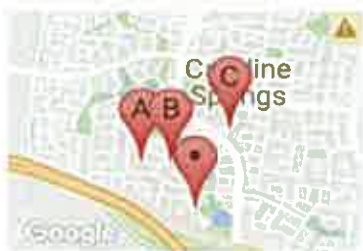
 3  2  2

Indicative Selling Price

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

Price Range: **\$700,000 to \$760,000**

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$599,000

01 July 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.



9 MOKOAN CL, CAROLINE SPRINGS, VIC 3023

 4  2  2

Sale Price

\$762,000

Sale Date: 31/08/2017

Distance from Property: 509m



19 VICTORIA WAY, CAROLINE SPRINGS, VIC

 3  2  2

Sale Price

***\$725,000**

Sale Date: 12/01/2018

Distance from Property: 388m



3 HEPBURN WAY, CAROLINE SPRINGS, VIC

 4  2  2

Sale Price

***\$700,000**

Sale Date: 06/12/2017

Distance from Property: 643m



This report has been compiled on 02/02/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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 3 WELLINGTON PLACE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range: \$700,000 to \$760,000

Median sale price

Median price \$599,000 House ☒ Unit ☐ Suburb CAROLINE SPRINGS
Period 01 July 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
9 MOKOAN CL, CAROLINE SPRINGS, VIC 3023	\$762,000	31/08/2017
19 VICTORIA WAY, CAROLINE SPRINGS, VIC 3023	*\$725,000	12/01/2018
3 HEPBURN WAY, CAROLINE SPRINGS, VIC 3023	*\$700,000	06/12/2017