

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 HATCHFORD GREEN, CAROLINE

 3  2  2

Indicative Selling Price

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

Price Range: **\$540,000 to \$590,000**

Provided by: Vikas Kumar, Barry Plant Caroline Springs

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$580,000

01 October 2016 to 30 September 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.



20 MILLSTREAM WAY, CAROLINE SPRINGS,

 3  2  2

Sale Price

***\$570,000**

Sale Date: 28/11/2017

Distance from Property: 839m



36 CLELAND WAY, CAROLINE SPRINGS, VIC

 3  2  2

Sale Price

***\$565,000**

Sale Date: 23/10/2017

Distance from Property: 732m



5 HUNTS CROSS WAY, CAROLINE SPRINGS,

 3  2  2

Sale Price

***\$592,750**

Sale Date: 12/10/2017

Distance from Property: 188m



This report has been compiled on 07/12/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - 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

3 HATCHFORD GREEN, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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Price Range:

\$540,000 to \$590,000

Median sale price

Median price

\$580,000

House

X

Unit

Suburb

CAROLINE
SPRINGS

Period

01 October 2016 to 30 September
2017

Source

pricfinder

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
20 MILLSTREAM WAY, CAROLINE SPRINGS, VIC 3023	*\$570,000	28/11/2017
36 CLELAND WAY, CAROLINE SPRINGS, VIC 3023	*\$565,000	23/10/2017
5 HUNTS CROSS WAY, CAROLINE SPRINGS, VIC 3023	*\$592,750	12/10/2017