

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 BURTT AVENUE, CAROLINE SPRINGS, 🕮 4 🕒 2







Indicative Selling Price

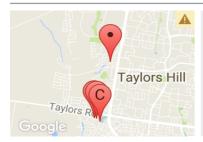
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$670,000 to \$737,000

Provided by: Vikas Kumar, Barry Plant Caroline Springs

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$570,000

01 October 2016 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.



20 GARDENIA WAY, CAROLINE SPRINGS, VIC







Sale Price

\$700,000

Sale Date: 26/08/2017

Distance from Property: 1.7km





11 BOTANICAL DR, CAROLINE SPRINGS, VIC







Sale Price

\$710,000

Sale Date: 16/06/2017

Distance from Property: 1.7km





23 LAWSON WAY, CAROLINE SPRINGS, VIC







Sale Price

\$695.000

Sale Date: 31/05/2017

Distance from Property: 1.7km



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	6 BURTT AVENUE, CAROLINE SPRINGS, VIC 3023
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Indicative selling price

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

Price Range: \$670,000 to \$737,000

Median sale price

Median price	\$570,000	House	Unit	Suburb	CAROLINE SPRINGS
Period	01 October 2016 to 30 September 2017		Source		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
20 GARDENIA WAY, CAROLINE SPRINGS, VIC 3023	\$700,000	26/08/2017
11 BOTANICAL DR, CAROLINE SPRINGS, VIC 3023	\$710,000	16/06/2017
23 LAWSON WAY, CAROLINE SPRINGS, VIC 3023	\$695,000	31/05/2017

