

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 LLEWELLYN STREET, CAROLINE

 3  2  1

Indicative Selling Price

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

Price Range: **\$490,000 to \$539,000**

Provided by: Vikas Kumar, Barry Plant Caroline Springs

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$562,750

01 July 2016 to 30 June 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.



6 KOORYONG WAY, CAROLINE SPRINGS, VIC

 3  2  1

Sale Price

***\$490,000**

Sale Date: 11/08/2017

Distance from Property: 91m



14 MACKLIN WAY, CAROLINE SPRINGS, VIC

 3  2  1

Sale Price

***\$515,000**

Sale Date: 16/08/2017

Distance from Property: 2km



34 DAMAINE CCT, CAROLINE SPRINGS, VIC

 3  2  1

Sale Price

\$525,000

Sale Date: 06/07/2017

Distance from Property: 1.2km



This report has been compiled on 12/09/2017 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 LLEWELLYN STREET, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range:

\$490,000 to \$539,000

Median sale price

Median price

\$562,750

House

X

Unit

Suburb

CAROLINE SPRINGS

Period

01 July 2016 to 30 June 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
6 KOORYONG WAY, CAROLINE SPRINGS, VIC 3023	*\$490,000	11/08/2017
14 MACKLIN WAY, CAROLINE SPRINGS, VIC 3023	*\$515,000	16/08/2017
34 DAMAINE CCT, CAROLINE SPRINGS, VIC 3023	\$525,000	06/07/2017