



## **STATEMENT OF INFORMATION**

**1 FINSBURY CLOSE, CAROLINE SPRINGS, VIC 3023**

PREPARED BY ARTHUR BERISHA, BARRY PLANT CAROLINE SPRINGS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1 FINSBURY CLOSE, CAROLINE SPRINGS,**  3  2  1

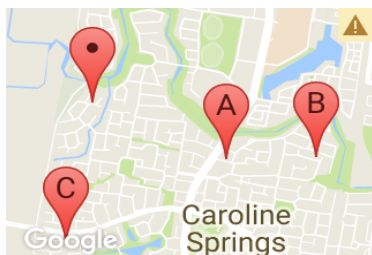
### Indicative Selling Price

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

**Price Range: \$490,000 to \$530,000**

Provided by: Arthur Berisha, Barry Plant Caroline Springs

## MEDIAN SALE PRICE



**CAROLINE SPRINGS, VIC, 3023**

Suburb Median Sale Price (House)

**\$562,500**

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.



**14 LAURICELLA PL, CAROLINE SPRINGS, VIC**  3  2  1

Sale Price

**\*\$526,000**

Sale Date: 03/06/2017

Distance from Property: 967m



**50 CLARENDON WYND, CAROLINE SPRINGS,**  3  2  1

Sale Price

**\$470,000**

Sale Date: 01/02/2017

Distance from Property: 1.5km



**56 NARACORTE DR, CAROLINE SPRINGS, VIC**  3  2  1

Sale Price

**\$495,000**

Sale Date: 23/01/2017

Distance from Property: 1km



This report has been compiled on 08/09/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

1 FINSBURY CLOSE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range:

\$490,000 to \$530,000

Median sale price

Median price

\$562,500

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
14 LAURICELLA PL, CAROLINE SPRINGS, VIC 3023	*\$526,000	03/06/2017
50 CLARENDON WYND, CAROLINE SPRINGS, VIC 3023	\$470,000	01/02/2017
56 NARACOORTE DR, CAROLINE SPRINGS, VIC 3023	\$495,000	23/01/2017