



CRANE[™]
REALESTATE

STATEMENT OF INFORMATION

14 ST VINCENT WAY, CAROLINE SPRINGS, VIC 3023

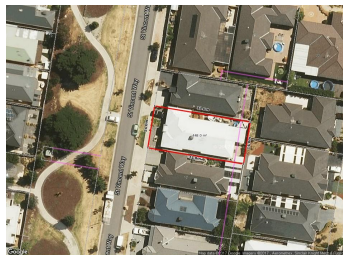
PREPARED BY RAPHAEL FERRISE, CRANE REAL ESTATE, PHONE: 0411019019



CRANE
REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 ST VINCENT WAY, CAROLINE

4 2 2

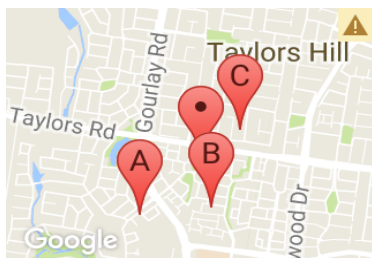
Indicative Selling Price

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

Price Range: \$630,000 to \$660,000

Provided by: Raphael Ferrise, Crane Real Estate

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$555,000

01 July 2016 to 30 June 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.



49 THE AVENUE AVE, CAROLINE SPRINGS, VIC

4 2 2

Sale Price

***\$630,000**

Sale Date: 18/06/2017

Distance from Property: 553m



11 BECKETT CRES, CAROLINE SPRINGS, VIC

3 2 2

Sale Price

\$620,000

Sale Date: 06/06/2017

Distance from Property: 337m



16 CORONATION ST, TAYLORS HILL, VIC 3037

3 2 2

Sale Price

***\$645,000**

Sale Date: 27/05/2017

Distance from Property: 348m



This report has been compiled on 24/07/2017 by Crane Real Estate. Property Data Solutions Pty Ltd 2017 - 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

14 ST VINCENT WAY, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range:

\$630,000 to \$660,000

Median sale price

Median price

\$555,000

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
49 THE AVENUE AVE, CAROLINE SPRINGS, VIC 3023	*\$630,000	18/06/2017
11 BECKETT CRES, CAROLINE SPRINGS, VIC 3023	\$620,000	06/06/2017
16 CORONATION ST, TAYLORS HILL, VIC 3037	*\$645,000	27/05/2017