

# STATEMENT OF INFORMATION

4/30 CRANWELL SQUARE, CAROLINE SPRINGS, VIC 3023

PREPARED BY C.BURAK BINATLI, BORAN REAL ESTATE, PHONE: 0455663331

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4/30 CRANWELL SQUARE, CAROLINE**

 3  2  2

**Indicative Selling Price**

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

**Price Range: \$450,000 to \$470,000**

Provided by: C.Burak Binatli, Boran Real Estate

## MEDIAN SALE PRICE



**CAROLINE SPRINGS, VIC, 3023**

**Suburb Median Sale Price (Unit)**

**\$392,000**

01 April 2016 to 31 March 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.



**27 BUNGAREE TRK, BURNSIDE HEIGHTS, VIC**

 3  2  2

**Sale Price**

**\*\$525,000**

Sale Date: 09/06/2017

Distance from Property: 1.4km



**28/79 LANCEFIELD DR, CAROLINE SPRINGS,**

 3  2  2

**Sale Price**

**\*\$425,000**

Sale Date: 22/05/2017

Distance from Property: 1.9km



**15 ELOURA CCT, TAYLORS HILL, VIC 3037**

 3  2  2

**Sale Price**

**\*\$480,000**

Sale Date: 16/05/2017

Distance from Property: 1.4km



This report has been compiled on 23/06/2017 by Boran Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**80 JINDABYNE AVE, TAYLORS HILL, VIC 3037**



Sale Price

**\*\$453,000**

Sale Date: 15/05/2017

Distance from Property: 2.1km



**8/7 TOOLONDO CL, CAROLINE SPRINGS, VIC**



Sale Price

**\$475,000**

Sale Date: 24/04/2017

Distance from Property: 2.3km



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

4/30 CRANWELL SQUARE, 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:

\$450,000 to \$470,000

Median sale price

Median price

\$392,000

House

Unit

X


Suburb

CAROLINE SPRINGS

Period

01 April 2016 to 31 March 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
27 BUNGAREE TRK, BURNSIDE HEIGHTS, VIC 3023	*\$525,000	09/06/2017
28/79 LANCEFIELD DR, CAROLINE SPRINGS, VIC 3023	*\$425,000	22/05/2017
15 ELOURA CCT, TAYLORS HILL, VIC 3037	*\$480,000	16/05/2017
80 JINDABYNE AVE, TAYLORS HILL, VIC 3037	*\$453,000	15/05/2017

8/7 TOOLONDO CL, CAROLINE SPRINGS, VIC 3023	\$475,000	24/04/2017
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