



STATEMENT OF INFORMATION

96 OAKVIEW PARADE, CAROLINE SPRINGS, VIC 3023

PREPARED BY DANNY TRAN, BARRY PLANT CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



96 OAKVIEW PARADE, CAROLINE

 3  2  1

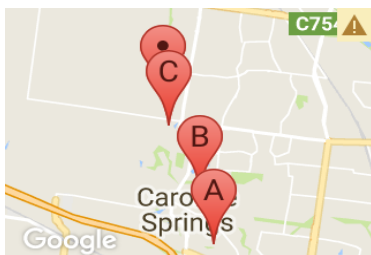
Indicative Selling Price

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

Price Range: **\$500,000 to \$550,000**

Provided by: Danny Tran, Barry Plant Caroline Springs

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$600,000

01 January 2017 to 31 December 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.



13 EMERALD CRT, CAROLINE SPRINGS, VIC

 3  2  2

Sale Price

***\$537,500**

Sale Date: 10/11/2017

Distance from Property: 4.3km



11 YENDON CL, CAROLINE SPRINGS, VIC 3023

 3  2  1

Sale Price

\$523,000

Sale Date: 21/10/2017

Distance from Property: 2.8km



22 GARDENIA WAY, CAROLINE SPRINGS, VIC

 3  2  1

Sale Price

\$537,000

Sale Date: 25/09/2017

Distance from Property: 726m



This report has been compiled on 23/02/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - 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

96 OAKVIEW PARADE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$600,000

House

X

Unit


Suburb

CAROLINE SPRINGS

Period

01 January 2017 to 31 December 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
13 EMERALD CRT, CAROLINE SPRINGS, VIC 3023	*\$537,500	10/11/2017
11 YENDON CL, CAROLINE SPRINGS, VIC 3023	\$523,000	21/10/2017
22 GARDENIA WAY, CAROLINE SPRINGS, VIC 3023	\$537,000	25/09/2017