



STATEMENT OF INFORMATION

9 MOKOAN CLOSE, CAROLINE SPRINGS, VIC 3023 PREPARED BY HAMILTON ORELLANA, CRANE REAL ESTATE





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 MOKOAN CLOSE, CAROLINE SPRINGS, 🕮 4 🕒 2 🚓 2







Indicative Selling Price

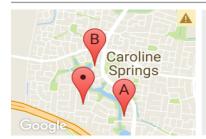
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$780,000 to 820,000

Provided by: Hamilton Orellana, Crane Real Estate

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$580,000

01 January 2017 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



5 KING CCT, CAROLINE SPRINGS, VIC 3023







Sale Price

\$801,500

Sale Date: 01/04/2017

Distance from Property: 557m





3 LAURISTON QY, CAROLINE SPRINGS, VIC









Sale Price

\$830,000

Sale Date: 08/03/2017

Distance from Property: 568m



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	9 MOKOAN CLOSE, CAROLINE SPRINGS, VIC 3023
---	--

Indicative selling price

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

Price Range: \$780,000 to 820,000

Median sale price

Median price	\$580,000	House	X	Unit	Suburb	CAROLINE SPRINGS
Period	01 January 2017 to 30 June 2017			Source		ricefinder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
5 KING CCT, CAROLINE SPRINGS, VIC 3023	\$801,500	01/04/2017
3 LAURISTON QY, CAROLINE SPRINGS, VIC 3023	\$830,000	08/03/2017

