



CRANETM
REALESTATE



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:  **pricerfinder**

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  **4**  **2**  **2**

Sale Price

\$801,500

Sale Date: 01/04/2017

Distance from Property: 557m



3 LAURISTON QY, CAROLINE SPRINGS, VIC  **5**  **2**  **2**

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

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Indicative selling price

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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



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