



STATEMENT OF INFORMATION

44 LORIMER STREET, CAROLINE SPRINGS, VIC 3023

PREPARED BY PAULINE NGUYEN, UNITY ESTATE AGENTS, PHONE: 0423135666

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44 LORIMER STREET, CAROLINE

 3  2  2

Indicative Selling Price

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

Price Range:

Provided by: Pauline Nguyen, Unity Estate Agents

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$600,000

01 July 2017 to 30 September 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.



9 BROOK ST, CAROLINE SPRINGS, VIC 3023

 3  2  2

Sale Price

***\$615,000**

Sale Date: 12/10/2017

Distance from Property: 274m



1/158 THE ESP, CAROLINE SPRINGS, VIC 3023

 3  2  2

Sale Price

\$678,979

Sale Date: 07/07/2017

Distance from Property: 291m



42 LORIMER ST, CAROLINE SPRINGS, VIC 3023

 3  2  1

Sale Price

\$505,000

Sale Date: 07/06/2017

Distance from Property: 10m



This report has been compiled on 22/11/2017 by Unity Estate Agents. Property Data Solutions Pty Ltd 2017 - 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

44 LORIMER STREET, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range:

Median sale price

Median price

\$600,000

House

X

Unit


Suburb

CAROLINE SPRINGS

Period

01 July 2017 to 30 September 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 |
|---|------------|--------------|
| 9 BROOK ST, CAROLINE SPRINGS, VIC 3023 | *\$615,000 | 12/10/2017 |
| 1/158 THE ESP, CAROLINE SPRINGS, VIC 3023 | \$678,979 | 07/07/2017 |
| 42 LORIMER ST, CAROLINE SPRINGS, VIC 3023 | \$505,000 | 07/06/2017 |