



CRANE[™]
REALESTATE

STATEMENT OF INFORMATION

40 MOUNT WAY, CAROLINE SPRINGS, VIC 3023

PREPARED BY VLADIMIR ORELLANA, CRANE REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 MOUNT WAY, CAROLINE SPRINGS, VIC  3  2  1

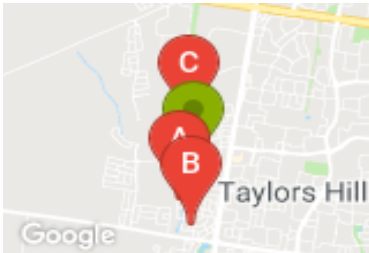
Indicative Selling Price

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

Price Range: **540,000 to 590,000**

Provided by: Vladimir Orellana, Crane Real Estate

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$610,000

01 April 2017 to 31 March 2018

Provided by:  pricefinder

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.



96 OAKVIEW PDE, CAROLINE SPRINGS, VIC  3  2  1

Sale Price

\$604,000

Sale Date: 24/03/2018

Distance from Property: 468m



7 MATLOCK ST, CAROLINE SPRINGS, VIC 3023  3  2  1

Sale Price

***\$570,000**

Sale Date: 01/05/2018

Distance from Property: 781m



10 COBURN WAY, CAROLINE SPRINGS, VIC  3  1  1

Sale Price

***\$518,500**

Sale Date: 30/03/2018

Distance from Property: 675m



This report has been compiled on 26/06/2018 by Crane Real Estate. 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

40 MOUNT WAY, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range: 540,000 to 590,000

Median sale price

Median price \$610,000

House

Unit

Suburb

CAROLINE
SPRINGS

Period 01 April 2017 to 31 March 2018

Source

pricfinder

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
96 OAKVIEW PDE, CAROLINE SPRINGS, VIC 3023	\$604,000	24/03/2018
7 MATLOCK ST, CAROLINE SPRINGS, VIC 3023	*\$570,000	01/05/2018
10 COBURN WAY, CAROLINE SPRINGS, VIC 3023	*\$518,500	30/03/2018