



**CRANE**<sup>™</sup>  
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](http://consumer.vic.au/underquoting)

Price Range: **800,000 to 880,000**

Provided by: Hamilton Orellana, Crane Real Estate

## MEDIAN SALE PRICE



**CAROLINE SPRINGS, VIC, 3023**

Suburb Median Sale Price (House)

**\$560,000**

01 July 2016 to 30 June 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.



**4 WARTOOK GLD, CAROLINE SPRINGS, VIC**  4  2  2

Sale Price

**\*\$842,500**

Sale Date: 13/05/2017

Distance from Property: 741m



**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



This report has been compiled on 04/08/2017 by Crane Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

9 MOKOAN CLOSE, CAROLINE SPRINGS, VIC 3023

### Indicative selling price

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Price Range: 800,000 to 880,000

### Median sale price

Median price \$560,000

House

Unit

Suburb

CAROLINE  
SPRINGS

Period 01 July 2016 to 30 June 2017

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
4 WARTOOK GLD, CAROLINE SPRINGS, VIC 3023	*\$842,500	13/05/2017
5 KING CCT, CAROLINE SPRINGS, VIC 3023	*\$801,500	01/04/2017
3 LAURISTON QY, CAROLINE SPRINGS, VIC 3023	\$830,000	08/03/2017