



CRANE[™]
REALESTATE

STATEMENT OF INFORMATION

29 EDGBASTON PARADE, CAROLINE SPRINGS, VIC 3023

PREPARED BY CRANE REAL ESTATE, 1/2-8 LAKE ST CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 EDGBASTON PARADE, CAROLINE

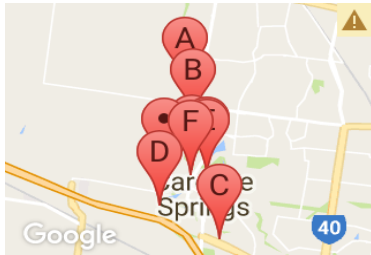
 3  2  2

Indicative Selling Price

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

Price Range: **\$565,000 to \$595,000**

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$545,000

01 April 2016 to 31 March 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.



3 DARLEITH TCE, CAROLINE SPRINGS, VIC

 3  2  2

Sale Price

***\$552,500**

Sale Date: 19/06/2017

Distance from Property: 2.4km



8 BRIAR VALLEY RISE, CAROLINE SPRINGS,

 3  2  2

Sale Price

***\$580,000**

Sale Date: 19/06/2017

Distance from Property: 1.6km



2 CARLSRUHE PL, CAROLINE SPRINGS, VIC

 3  2  2

Sale Price

***\$545,000**

Sale Date: 18/06/2017

Distance from Property: 2.4km



This report has been compiled on 27/06/2017 by Crane Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



47 THE PKWY, CAROLINE SPRINGS, VIC 3023

 3  2  2

Sale Price
***\$596,000**

Sale Date: 06/05/2017

Distance from Property: 931m



27 SALINA WALK, CAROLINE SPRINGS, VIC

 4  2  2

Sale Price
\$570,000

Sale Date: 20/04/2017

Distance from Property: 1.1km



5 BARLOW CL, CAROLINE SPRINGS, VIC 3023

 4  2  2

Sale Price
***\$570,000**

Sale Date: 10/04/2017

Distance from Property: 676m



4 SCOTSBURN PL, CAROLINE SPRINGS, VIC

 4  2  2

Sale Price
\$580,000

Sale Date: 07/04/2017

Distance from Property: 1.1km



18 Highbury Cl, Caroline Springs, VIC

 4  2  2

Sale Price
\$568,000

Sale Date: 28/02/2017

Distance from Property: 716m



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

29 EDGBASTON PARADE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range: \$565,000 to \$595,000

Median sale price

Median price \$545,000

House

Unit

Suburb

CAROLINE
SPRINGS

Period 01 April 2016 to 31 March 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
3 DARLEITH TCE, CAROLINE SPRINGS, VIC 3023	*\$552,500	19/06/2017
8 BRIAR VALLEY RISE, CAROLINE SPRINGS, VIC 3023	*\$580,000	19/06/2017
2 CARLSRUHE PL, CAROLINE SPRINGS, VIC 3023	*\$545,000	18/06/2017
47 THE PKWY, CAROLINE SPRINGS, VIC 3023	*\$596,000	06/05/2017

27 SALINA WALK, CAROLINE SPRINGS, VIC 3023	\$570,000	20/04/2017
5 BARLOW CL, CAROLINE SPRINGS, VIC 3023	*\$570,000	10/04/2017
4 SCOTSBURN PL, CAROLINE SPRINGS, VIC 3023	\$580,000	07/04/2017
18 Highbury CL, CAROLINE SPRINGS, VIC 3023	\$568,000	28/02/2017