



CRANE[™]
REALESTATE

STATEMENT OF INFORMATION

14 BOATHOUSE DRIVE, CAROLINE SPRINGS, VIC 3023

PREPARED BY VLADIMIR ORELLANA, CRANE REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 BOATHOUSE DRIVE, CAROLINE

 2  1  1

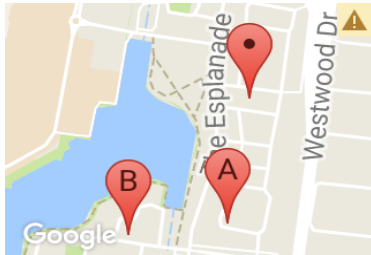
Indicative Selling Price

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

Price Range: **520,000 to 570,000**

Provided by: Vladimir Orellana, Crane Real Estate

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$600,000

01 January 2017 to 31 December 2017

Provided by: 

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 LORIMER ST, CAROLINE SPRINGS, VIC 3023

 2  2  1

Sale Price

***\$560,000**

Sale Date: 15/02/2018

Distance from Property: 228m



81 THE ESP, CAROLINE SPRINGS, VIC 3023

 2  2  1

Sale Price

\$540,000

Sale Date: 20/01/2018

Distance from Property: 315m



This report has been compiled on 05/03/2018 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

14 BOATHOUSE DRIVE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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Price Range: 520,000 to 570,000

Median sale price

Median price

\$600,000

House

Unit

Suburb

CAROLINE
SPRINGS

Period

01 January 2017 to 31 December
2017

Source

pricfinder

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 LORIMER ST, CAROLINE SPRINGS, VIC 3023	*\$560,000	15/02/2018
81 THE ESP, CAROLINE SPRINGS, VIC 3023	\$540,000	20/01/2018