

STATEMENT OF INFORMATION

5 DALY CIRCUIT, CAROLINE SPRINGS, VIC 3023PREPARED BY PAUL MUSCAT, BARRY PLANT CAROLINE SPRINGS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 DALY CIRCUIT, CAROLINE SPRINGS, VIC 3 2





Indicative Selling Price

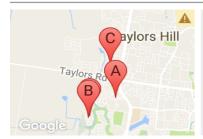
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$565,000 to \$595,000

Provided by: Paul Muscat, Barry Plant Caroline Springs

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$563,000

01 October 2016 to 31 March 2017

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.



8 BRIAR VALLEY RISE, CAROLINE SPRINGS,







Sale Price

*\$580,000

Sale Date: 19/06/2017

Distance from Property: 860m





41 DALY CCT, CAROLINE SPRINGS, VIC 3023









Sale Price

***\$660,000**

Sale Date: 13/06/2017

Distance from Property: 57m





9 MERRIGUM CRES, CAROLINE SPRINGS, VIC







Sale Price

*\$630,000

Sale Date: 07/06/2017

Distance from Property: 1.6km



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	5 DALY CIRCUIT, CAROLINE SPRINGS, VIC 3023
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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	\$563,000	House	Χ	Unit	Suburb	CAROLINE SPRINGS
Period	01 October 2016 to 31 March 2017			Source	p	ricefinder

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
8 BRIAR VALLEY RISE, CAROLINE SPRINGS, VIC 3023	*\$580,000	19/06/2017
41 DALY CCT, CAROLINE SPRINGS, VIC 3023	*\$660,000	13/06/2017
9 MERRIGUM CRES, CAROLINE SPRINGS, VIC 3023	*\$630,000	07/06/2017

