



STATEMENT OF INFORMATION

5 DALY CIRCUIT, CAROLINE SPRINGS, VIC 3023

PREPARED 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  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: 

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,  3  2  2

Sale Price

***\$580,000**

Sale Date: 19/06/2017

Distance from Property: 860m



41 DALY CCT, CAROLINE SPRINGS, VIC 3023  3  2  2

Sale Price

***\$660,000**

Sale Date: 13/06/2017

Distance from Property: 57m



9 MERRIGUM CRES, CAROLINE SPRINGS, VIC  3  2  2

Sale Price

***\$630,000**

Sale Date: 07/06/2017

Distance from Property: 1.6km



This report has been compiled on 22/06/2017 by Barry Plant Caroline Springs. 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.

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

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

X

Unit

Suburb

CAROLINE
SPRINGS

Period

01 October 2016 to 31 March 2017

Source


pricefinder

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