

STATEMENT OF INFORMATION

6 SIDNEY PLACE, CAROLINE SPRINGS, VIC 3023

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 SIDNEY PLACE, CAROLINE SPRINGS,

 3  2  2

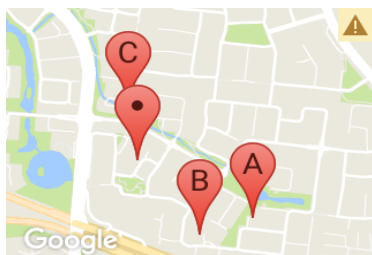
Indicative Selling Price

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

Price Range: \$495,000 to \$535,000

Provided by: David Zammit, Professionals Caroline Springs

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

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.



6 GILMORE LANE, CAROLINE SPRINGS, VIC

 3  1  1

Sale Price

***\$480,000**

Sale Date: 31/01/2018

Distance from Property: 431m



17 ELPHINSTONE WAY, CAROLINE SPRINGS,

 3  1  2

Sale Price

***\$550,000**

Sale Date: 12/01/2018

Distance from Property: 337m



35 CREEKBANK PL, CAROLINE SPRINGS, VIC

 3  2  2

Sale Price

***\$540,000**

Sale Date: 29/11/2017

Distance from Property: 192m



This report has been compiled on 15/02/2018 by Professionals Caroline Springs. 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

6 SIDNEY PLACE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range:

\$495,000 to \$535,000

Median sale price

Median price

\$600,000

House

X

Unit

Suburb

CAROLINE SPRINGS

Period

01 January 2017 to 31 December 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
6 GILMORE LANE, CAROLINE SPRINGS, VIC 3023	*\$480,000	31/01/2018
17 ELPHINSTONE WAY, CAROLINE SPRINGS, VIC 3023	*\$550,000	12/01/2018
35 CREEKBANK PL, CAROLINE SPRINGS, VIC 3023	*\$540,000	29/11/2017