

STATEMENT OF INFORMATION

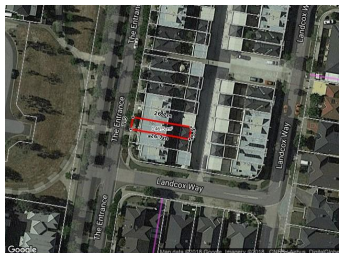
25 THE ENTRANCE, CAROLINE SPRINGS, VIC 3023

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 THE ENTRANCE, CAROLINE SPRINGS,  3  2  2

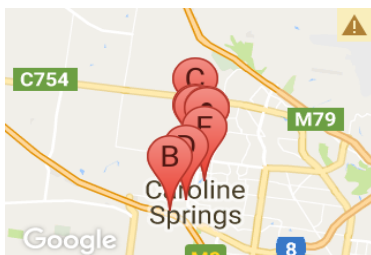
Indicative Selling Price

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

Price Range: **\$410,000 to \$450,000**

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.



9 THE ENT, CAROLINE SPRINGS, VIC 3023  3  2  2

Sale Price

***\$450,000**

Sale Date: 03/02/2018

Distance from Property: 49m



16 DAINTREE RTT, CAROLINE SPRINGS,  3  1  1

Sale Price

***\$512,000**

Sale Date: 20/02/2018

Distance from Property: 3.4km



7 DOYLE LANE, CAROLINE SPRINGS, VIC  3  1  1

Sale Price

\$450,000

Sale Date: 12/12/2017

Distance from Property: 1.8km



This report has been compiled on 05/03/2018 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2018 - 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.



15/7 TOOLONDO CL, CAROLINE SPRINGS,

 3  2  2

Sale Price

\$540,000

Sale Date: 28/11/2017

Distance from Property: 2.4km



9 GRATTAN LANE, CAROLINE SPRINGS,

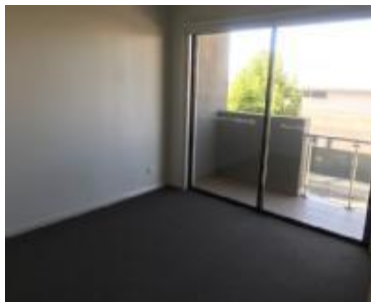
 3  1  2

Sale Price

\$485,000

Sale Date: 04/09/2017

Distance from Property: 535m



79 THE ESP, CAROLINE SPRINGS, VIC

 2  2  1

Sale Price

\$480,000

Sale Date: 23/12/2017

Distance from Property: 1.1km



1 GRATTAN LANE, CAROLINE SPRINGS,

 1  1  2

Sale Price

****\$492,500**

Sale Date: 26/12/2017

Distance from Property: 587m



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

25 THE ENTRANCE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range:

\$410,000 to \$450,000

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
9 THE ENT, CAROLINE SPRINGS, VIC 3023	*\$450,000	03/02/2018
16 DAINTREE RTT, CAROLINE SPRINGS, VIC 3023	*\$512,000	20/02/2018
7 DOYLE LANE, CAROLINE SPRINGS, VIC 3023	\$450,000	12/12/2017
15/7 TOOLONDO CL, CAROLINE SPRINGS, VIC 3023	\$540,000	28/11/2017

9 GRATTAN LANE, CAROLINE SPRINGS, VIC 3023	\$485,000	04/09/2017
79 THE ESP, CAROLINE SPRINGS, VIC 3023	\$480,000	23/12/2017
1 GRATTAN LANE, CAROLINE SPRINGS, VIC 3023	**\$492,500	26/12/2017