

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 O'DONNELL DRIVE, CAROLINE

 3  2  2

Indicative Selling Price

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

Price Range: **\$590,000 to \$645,000**

Provided by: Justin Soleimani, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$610,000

01 April 2017 to 31 March 2018

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.



17 ETHERIDGE RISE, CAROLINE SPRINGS, VIC

 3  2  2

Sale Price

****\$635,000**

Sale Date: 06/05/2018

Distance from Property: 1.3km



4 WAVERTREE AVE, CAROLINE SPRINGS, VIC

 3  2  2

Sale Price

\$610,000

Sale Date: 20/02/2018

Distance from Property: 847m



5 BUCKLEY WAY, CAROLINE SPRINGS, VIC

 4  2  2

Sale Price

\$595,000

Sale Date: 20/01/2018

Distance from Property: 1.5km



This report has been compiled on 21/06/2018 by Barry Plant 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

23 O'DONNELL DRIVE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range:

\$590,000 to \$645,000

Median sale price

Median price

\$610,000

House

X

Unit


Suburb

CAROLINE SPRINGS

Period

01 April 2017 to 31 March 2018

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
17 ETHERIDGE RISE, CAROLINE SPRINGS, VIC 3023	**\$635,000	06/05/2018
4 WAVERTREE AVE, CAROLINE SPRINGS, VIC 3023	\$610,000	20/02/2018
5 BUCKLEY WAY, CAROLINE SPRINGS, VIC 3023	\$595,000	20/01/2018