

STATEMENT OF INFORMATION

8 CREEKBANK PLACE, CAROLINE SPRINGS, VIC 3023

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 CREEKBANK PLACE, CAROLINE

 3  1  1

Indicative Selling Price

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

Single Price: **\$581,750**

Provided by: David Zammit, Professionals Caroline Springs

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.



24 HEPBURN WAY, CAROLINE SPRINGS, VIC

 3  1  1

Sale Price

***\$550,000**

Sale Date: 05/04/2018

Distance from Property: 337m



10 COBURN WAY, CAROLINE SPRINGS, VIC

 3  1  1

Sale Price

***\$518,500**

Sale Date: 30/03/2018

Distance from Property: 4.8km



16 DAINTREE RTT, CAROLINE SPRINGS, VIC

 3  1  1

Sale Price

***\$512,000**

Sale Date: 20/02/2018

Distance from Property: 1.4km



This report has been compiled on 20/04/2018 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.



6 GILMORE LANE, CAROLINE SPRINGS, VIC

 3  1  1

Sale Price

***\$480,000**

Sale Date: 31/01/2018

Distance from Property: 733m



15 SALINA WALK, CAROLINE SPRINGS, VIC

 3  1  1

Sale Price

\$490,000

Sale Date: 16/01/2018

Distance from Property: 1.2km



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

8 CREEKBANK PLACE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Single Price:

\$581,750

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
24 HEPBURN WAY, CAROLINE SPRINGS, VIC 3023	*\$550,000	05/04/2018
10 COBURN WAY, CAROLINE SPRINGS, VIC 3023	*\$518,500	30/03/2018
16 DAINTREE RTT, CAROLINE SPRINGS, VIC 3023	*\$512,000	20/02/2018
6 GILMORE LANE, CAROLINE SPRINGS, VIC 3023	*\$480,000	31/01/2018

15 SALINA WALK, CAROLINE SPRINGS, VIC 3023	\$490,000	16/01/2018
--	-----------	------------