

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







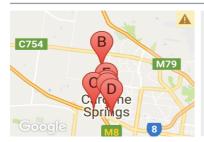
Indicative Selling Price

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: **pricefinder**

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







Sale Price

*\$550,000

Sale Date: 05/04/2018

Distance from Property: 337m





10 COBURN WAY, CAROLINE SPRINGS, VIC







Sale Price

***\$518,500**

Sale Date: 30/03/2018

Distance from Property: 4.8km





16 DAINTREE RTT, CAROLINE SPRINGS, VIC







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





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









Sale Price

\$490,000

Sale Date: 16/01/2018





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
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting $% \left(1\right) =\left(1\right) \left(1\right)$

Single Price:	\$581,750

Median sale price

Median price	\$610,000	House	Χ	Unit	Suburb	CAROLINE SPRINGS
Period	01 April 2017 to 31 March 2018		Source	p	ricefinder	

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
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