

STATEMENT OF INFORMATION

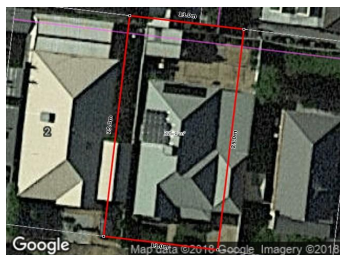
3 LALOR COURT, CAROLINE SPRINGS, VIC 3023

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 LALOR COURT, CAROLINE SPRINGS,

 3  1  2

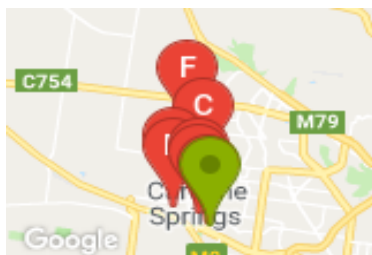
Indicative Selling Price

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

Price Range: \$475,000 to \$515,000

Provided by: David Zammit, Professionals Caroline Springs

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$620,000

01 October 2017 to 30 September 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.



8 CREEKBANK PL, CAROLINE SPRINGS, VIC

 3  1  1

Sale Price

\$581,750

Sale Date: 09/05/2018

Distance from Property: 883m



6 GILMORE LANE, CAROLINE SPRINGS, VIC

 3  1  1

Sale Price

\$480,000

Sale Date: 10/04/2018

Distance from Property: 165m



4 GAIRDNERS PASS, CAROLINE SPRINGS, VIC

 3  1  1

Sale Price

\$495,000

Sale Date: 24/04/2018

Distance from Property: 3.4km



This report has been compiled on 29/10/2018 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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10 NARACORTE DR, CAROLINE SPRINGS, VIC  3  2  1

Sale Price

\$520,000

Sale Date: 07/04/2018

Distance from Property: 2.1km



24 HEPBURN WAY, CAROLINE SPRINGS, VIC  3  1  1

Sale Price

\$550,000

Sale Date: 06/06/2018

Distance from Property: 1.2km



10 COBURN WAY, CAROLINE SPRINGS, VIC  3  1  1

Sale Price

\$518,500

Sale Date: 06/06/2018

Distance from Property: 5.6km



10 PALFREY GRN, CAROLINE SPRINGS, VIC  3  1  1

Sale Price

\$535,000

Sale Date: 11/07/2018

Distance from Property: 2.6km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3 LALOR COURT, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range:

\$475,000 to \$515,000

Median sale price

Median price

\$620,000

House

☒

Unit

☐

Suburb

CAROLINE
SPRINGS

Period

01 October 2017 to 30 September
2018

Source


pricefinder

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

8 CREEKBANK PL, CAROLINE SPRINGS, VIC 3023	\$581,750	09/05/2018
6 GILMORE LANE, CAROLINE SPRINGS, VIC 3023	\$480,000	10/04/2018
4 GAIRDNERS PASS, CAROLINE SPRINGS, VIC 3023	\$495,000	24/04/2018

10 NARACORTE DR, CAROLINE SPRINGS, VIC 3023	\$520,000	07/04/2018
24 HEPBURN WAY, CAROLINE SPRINGS, VIC 3023	\$550,000	06/06/2018
10 COBURN WAY, CAROLINE SPRINGS, VIC 3023	\$518,500	06/06/2018
10 PALFREY GRN, CAROLINE SPRINGS, VIC 3023	\$535,000	11/07/2018