

# STATEMENT OF INFORMATION

9 THE ENTRANCE, CAROLINE SPRINGS, VIC 3023

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 9 THE ENTRANCE, CAROLINE SPRINGS,

 3  2  2

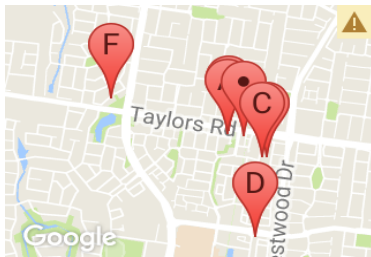
#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$450,000**

Provided by: David Zammit, Professionals Caroline Springs

## MEDIAN SALE PRICE



### CAROLINE SPRINGS, VIC, 3023

#### Suburb Median Sale Price (Unit)

**\$415,000**

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.



### 1/4 HOPETOUN GRN, CAROLINE SPRINGS, VIC

 3  2  2

#### Sale Price

**\$406,000**

Sale Date: 20/10/2017

Distance from Property: 102m



### 5/4 HOPETOUN GRN, CAROLINE SPRINGS, VIC

 3  2  2

#### Sale Price

**\$385,000**

Sale Date: 06/10/2017

Distance from Property: 106m



### 2 CRANWELL SQ, CAROLINE SPRINGS, VIC

 3  2  2

#### Sale Price

**\$430,000**

Sale Date: 08/07/2017

Distance from Property: 194m



This report has been compiled on 07/02/2018 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**302/184 THE ESP, CAROLINE SPRINGS, VIC**

 2  2  1

Sale Price

**\$430,000**

Sale Date: 30/10/2017

Distance from Property: 725m



**4/30 CRANWELL SQ, CAROLINE SPRINGS, VIC**

 2  2  2

Sale Price

**\$435,000**

Sale Date: 20/08/2017

Distance from Property: 211m



**4/17 COBAW CCT, CAROLINE SPRINGS, VIC**

 2  3  2

Sale Price

**\$415,000**

Sale Date: 05/08/2017

Distance from Property: 906m



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

9 THE ENTRANCE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$450,000

Median sale price

Median price

\$415,000

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
1/4 HOPETOUN GRN, CAROLINE SPRINGS, VIC 3023	\$406,000	20/10/2017
5/4 HOPETOUN GRN, CAROLINE SPRINGS, VIC 3023	\$385,000	06/10/2017
2 CRANWELL SQ, CAROLINE SPRINGS, VIC 3023	\$430,000	08/07/2017
302/184 THE ESP, CAROLINE SPRINGS, VIC 3023	\$430,000	30/10/2017

4/30 CRANWELL SQ, CAROLINE SPRINGS, VIC 3023	\$435,000	20/08/2017
4/17 COBAW CCT, CAROLINE SPRINGS, VIC 3023	\$415,000	05/08/2017