



STATEMENT OF INFORMATION

7/8 SHERDLEY GREEN, CAROLINE SPRINGS, VIC

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS

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

7/8 SHERDLEY GREEN, CAROLINE SPRINGS, VIC

Indicative selling price

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

Price Range:

\$440,000 to \$480,000

Median sale price

Median price

\$440,000

House

Unit

X


Suburb

CAROLINE SPRINGS

Period

01 July 2017 to 30 June 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
9/8 SHERDLEY GRN, CAROLINE SPRINGS, VIC 3023	\$456,000	13/04/2018
42 O'DONNELL DR, CAROLINE SPRINGS, VIC 3023	*\$478,000	23/04/2018
4 LAUFFRE WALK, CAROLINE SPRINGS, VIC 3023	\$478,000	20/03/2018
4/4 LANDERS CRT, CAROLINE SPRINGS, VIC 3023	\$480,000	23/02/2018