



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

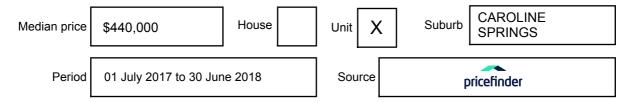
Address Including suburb and postcode	7/8 SHERDLEY GREEN, CAROLINE SPRINGS, VIC
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Indicative selling price

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

Price Range: \$440,000 to \$480,000

Median sale price



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 ODONNELL 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