





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 ETHERIDGE RISE, CAROLINE SPRINGS, 3 🕒 2 🚓 2





Indicative Selling Price

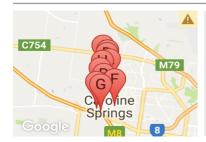
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$580,000 to \$610,000

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.



26 STUDLEY PARK WAY, CAROLINE SPRINGS, 🕮 3 😩 2 🚓 2







Sale Price

*\$610,000

Sale Date: 10/04/2018

Distance from Property: 1.4km





15 RANMORE GR, CAROLINE SPRINGS, VIC









Sale Price

\$610,000

Sale Date: 04/12/2017

Distance from Property: 741m





20 MILLSTREAM WAY, CAROLINE SPRINGS,







Sale Price

\$570,000

Sale Date: 27/10/2017

Distance from Property: 1.6km







7 BRAESIDE WALK, CAROLINE SPRINGS, VIC 🚊 3 🕒 2







Sale Price

*\$650,000

Sale Date: 07/04/2018

Distance from Property: 1.9km





37 GISBORNE WAY, CAROLINE SPRINGS, VIC







Sale Price

*\$630,000

Sale Date: 12/02/2018







15 STONEMAN TURN, CAROLINE SPRINGS,







Sale Price

\$590,000

Sale Date: 16/01/2018

Distance from Property: 1.9km





17 HAMMERSLEY PL, CAROLINE SPRINGS, VIC 🚐 3 🕒 2









Sale Price

\$590,000

Sale Date: 13/01/2018

Distance from Property: 1.9km





18 BARRINGTON CCT, CAROLINE SPRINGS,







Sale Price

**\$660,000

Sale Date: 25/01/2018

Distance from Property: 876m







46 OLSEN RTT, CAROLINE SPRINGS, VIC 3023 🕮 4 🕒 2 🚓 2



Sale Price \$645,000 Sale Date: 11/11/2017

Distance from Property: 2.7km



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 17 ETHERIDGE RISE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range: \$580,000 to \$610,000

Median sale price

Median price	\$610,000	House	Х	Unit	Suburb	CAROLINE SPRINGS
Period	01 April 2017 to 31 March 2018		Source	p	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
26 STUDLEY PARK WAY, CAROLINE SPRINGS, VIC 3023	*\$610,000	10/04/2018
15 RANMORE GR, CAROLINE SPRINGS, VIC 3023	\$610,000	04/12/2017
20 MILLSTREAM WAY, CAROLINE SPRINGS, VIC 3023	\$570,000	27/10/2017
7 BRAESIDE WALK, CAROLINE SPRINGS, VIC 3023	*\$650,000	07/04/2018

37 GISBORNE WAY, CAROLINE SPRINGS, VIC 3023	*\$630,000	12/02/2018
15 STONEMAN TURN, CAROLINE SPRINGS, VIC 3023	\$590,000	16/01/2018
17 HAMMERSLEY PL, CAROLINE SPRINGS, VIC 3023	\$590,000	13/01/2018
18 BARRINGTON CCT, CAROLINE SPRINGS, VIC 3023	**\$660,000	25/01/2018
46 OLSEN RTT, CAROLINE SPRINGS, VIC 3023	\$645,000	11/11/2017