

STATEMENT OF INFORMATION

17 ETHERIDGE RISE, CAROLINE SPRINGS, VIC 3023

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS



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: 

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  3  2  2

Sale Price

\$610,000

Sale Date: 04/12/2017

Distance from Property: 741m



20 MILLSTREAM WAY, CAROLINE SPRINGS,  3  2  2

Sale Price

\$570,000

Sale Date: 27/10/2017

Distance from Property: 1.6km



This report has been compiled on 17/04/2018 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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7 BRAESIDE WALK, CAROLINE SPRINGS, VIC

 3  2  2

Sale Price

***\$650,000**

Sale Date: 07/04/2018

Distance from Property: 1.9km



37 GISBORNE WAY, CAROLINE SPRINGS, VIC

 3  2  2

Sale Price

***\$630,000**

Sale Date: 12/02/2018

Distance from Property: 2.2km



15 STONEMAN TURN, CAROLINE SPRINGS,

 3  2  2

Sale Price

\$590,000

Sale Date: 16/01/2018

Distance from Property: 1.9km



17 HAMMERSLEY PL, CAROLINE SPRINGS, VIC

 3  2  2

Sale Price

\$590,000

Sale Date: 13/01/2018

Distance from Property: 1.9km



18 BARRINGTON CCT, CAROLINE SPRINGS,

 4  2  2

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

X

Unit


Suburb

CAROLINE SPRINGS

Period

01 April 2017 to 31 March 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
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