

STATEMENT OF INFORMATION

1/40 MCCUBBIN WAY, CAROLINE SPRINGS, VIC 3023
PREPARED BY ARTHUR BERISHA, BARRY PLANT CAROLINE SPRINGS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/40 MCCUBBIN WAY, CAROLINE







Indicative Selling Price

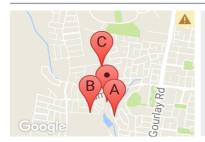
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$500,000 to \$550,000

Provided by: Arthur Berisha, Barry Plant Caroline Springs

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (Unit)

\$450,000

01 April 2017 to 30 September 2017

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.



13 TURITABLE WAY, CAROLINE SPRINGS, VIC 🛚 🖴 4







Sale Price

\$600,000

Sale Date: 07/08/2017

Distance from Property: 229m





45 ENTERPRISE CCT, PLUMPTON, VIC 3335







Sale Price

*\$640,000

Sale Date: 03/08/2017

Distance from Property: 262m





2 AXIS AVE, PLUMPTON, VIC 3335







Sale Price

\$570.000

Sale Date: 01/07/2017

Distance from Property: 486m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode 1/40 MCCUBBIN WAY, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range: \$500,000 to \$550,000

Median sale price

Median price	\$450,000	House	Unit X	Suburb	CAROLINE SPRINGS	
Period	01 April 2017 to 30 September 2017		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
13 TURITABLE WAY, CAROLINE SPRINGS, VIC 3023	\$600,000	07/08/2017
45 ENTERPRISE CCT, PLUMPTON, VIC 3335	*\$640,000	03/08/2017
2 AXIS AVE, PLUMPTON, VIC 3335	\$570,000	01/07/2017

