



## **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**

 4  2  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://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: 

## 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  2  2

**Sale Price**

**\$600,000**

Sale Date: 07/08/2017

Distance from Property: 229m



**45 ENTERPRISE CCT, PLUMPTON, VIC 3335**

 4  2  2

**Sale Price**

**\*\$640,000**

Sale Date: 03/08/2017

Distance from Property: 262m



**2 AXIS AVE, PLUMPTON, VIC 3335**

 4  2  2

**Sale Price**

**\$570,000**

Sale Date: 01/07/2017

Distance from Property: 486m



This report has been compiled on 04/10/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

1/40 MCCUBBIN WAY, CAROLINE SPRINGS, VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

  
pricfinder

### 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