

STATEMENT OF INFORMATION

13 BROADHURST WAY, CAROLINE SPRINGS, VIC 3023

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

13 BROADHURST WAY, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range:

\$630,000 to \$690,000

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
7 DALY CCT, CAROLINE SPRINGS, VIC 3023	*\$650,000	13/06/2018
19 DALY CCT, CAROLINE SPRINGS, VIC 3023	*\$718,000	04/05/2018
23 DRUMMOND ST, CAROLINE SPRINGS, VIC 3023	*\$651,000	01/06/2018
5 BANTOCK LANE, CAROLINE SPRINGS, VIC 3023	*\$680,000	03/05/2018

7 BRAESIDE WALK, CAROLINE SPRINGS, VIC 3023	\$650,000	07/04/2018
16 BARRINGO WAY, CAROLINE SPRINGS, VIC 3023	\$646,000	28/02/2018