

STATEMENT OF INFORMATION

4 OAK GROVE, CAROLINE SPRINGS, VIC 3023

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 OAK GROVE, CAROLINE SPRINGS, VIC



Indicative Selling Price

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

Price Range:

\$400,000 to \$440,000

Provided by: David Zammit, Professionals Caroline Springs

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$597,000

01 January 2017 to 31 December 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.



7 DOYLE LANE, CAROLINE SPRINGS, VIC 3023



Sale Price

***\$450,000**

Sale Date: 12/12/2017

Distance from Property: 1km



415 HUME DR, CAROLINE SPRINGS, VIC 3023



Sale Price

\$350,000

Sale Date: 12/07/2017

Distance from Property: 1km



28 ABBINGTON CRES, CAROLINE SPRINGS,



Sale Price

\$435,500

Sale Date: 30/05/2017

Distance from Property: 2.7km



This report has been compiled on 09/02/2018 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2018 - 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

4 OAK GROVE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Price Range:

\$400,000 to \$440,000

Median sale price

Median price

\$597,000

House

X

Unit

Suburb

CAROLINE SPRINGS

Period

01 January 2017 to 31 December 2017

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 DOYLE LANE, CAROLINE SPRINGS, VIC 3023	*\$450,000	12/12/2017
415 HUME DR, CAROLINE SPRINGS, VIC 3023	\$350,000	12/07/2017
28 ABBINGTON CRES, CAROLINE SPRINGS, VIC 3023	\$435,500	30/05/2017