

STATEMENT OF INFORMATION

5 HUNTS CROSS WAY, CAROLINE SPRINGS, VIC 3023

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 HUNTS CROSS WAY, CAROLINE

 3  2  2

Indicative Selling Price

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

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

Provided by: David Zammit, Professionals Caroline Springs

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$562,250

01 July 2016 to 30 June 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.



5 SMETHWICK GRN, CAROLINE SPRINGS, VIC

 3  2  1

Sale Price

***\$520,000**

Sale Date: 19/08/2017

Distance from Property: 302m



10 LYME PARK CIR, CAROLINE SPRINGS, VIC

 4  2  2

Sale Price

\$565,000

Sale Date: 15/05/2017

Distance from Property: 199m



8 EDGBASTON PDE, CAROLINE SPRINGS, VIC

 4  2  2

Sale Price

\$528,000

Sale Date: 19/03/2017

Distance from Property: 275m



This report has been compiled on 06/09/2017 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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7 WAVERTREE AVE, CAROLINE SPRINGS, VIC

 2  2  2

Sale Price

\$571,000

Sale Date: 07/03/2017

Distance from Property: 262m



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

5 HUNTS CROSS WAY, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$562,250

House

X

Unit


Suburb

CAROLINE SPRINGS

Period

01 July 2016 to 30 June 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
5 SMETHWICK GRN, CAROLINE SPRINGS, VIC 3023	*\$520,000	19/08/2017
10 LYME PARK CIR, CAROLINE SPRINGS, VIC 3023	\$565,000	15/05/2017
8 EDGBASTON PDE, CAROLINE SPRINGS, VIC 3023	\$528,000	19/03/2017
7 WAVERTREE AVE, CAROLINE SPRINGS, VIC 3023	\$571,000	07/03/2017