

# STATEMENT OF INFORMATION

31 VINTAGE WAY, CAROLINE SPRINGS, VIC 3023

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**31 VINTAGE WAY, CAROLINE SPRINGS,**

 5  4  2

**Indicative Selling Price**

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

**Single Price: \$1,153,750**

Provided by: David Zammit, Professionals Caroline Springs

## MEDIAN SALE PRICE



**CAROLINE SPRINGS, VIC, 3023**

**Suburb Median Sale Price (House)**

**\$610,000**

01 April 2017 to 31 March 2018

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.



**6 WATERFORD CL, CAROLINE SPRINGS, VIC**

 5  3  3

**Sale Price**

**\*\*\$1,620,000**

Sale Date: 10/12/2017

Distance from Property: 2.1km



**1 NARRACAN CL, CAROLINE SPRINGS, VIC**

 6  3  2

**Sale Price**

**\$1,165,000**

Sale Date: 02/08/2017

Distance from Property: 1.8km



**9 HOUNSLOW GRN, CAROLINE SPRINGS, VIC**

 6  5  4

**Sale Price**

**\$1,150,000**

Sale Date: 15/06/2017

Distance from Property: 1.5km



This report has been compiled on 20/04/2018 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**56 THE ESP, CAROLINE SPRINGS, VIC 3023**

 4  2  2

Sale Price

**\*\$1,360,000**

Sale Date: 24/03/2018

Distance from Property: 1.2km



**2 BOATHOUSE DR, CAROLINE SPRINGS, VIC**

 4  2  2

Sale Price

**\*\$1,324,000**

Sale Date: 14/02/2018

Distance from Property: 1.3km



**23 COLIBAN GDNS, CAROLINE SPRINGS, VIC**

 4  4  3

Sale Price

**\$1,325,000**

Sale Date: 15/08/2017

Distance from Property: 1.9km



**13 THE STRA, CAROLINE SPRINGS, VIC 3023**

 3  4  2

Sale Price

**\$1,150,000**

Sale Date: 08/09/2017

Distance from Property: 1km



**54 THE GRA, CAROLINE SPRINGS, VIC 3023**

 3  4  2

Sale Price

**\$1,280,000**

Sale Date: 01/09/2017

Distance from Property: 272m







25 GLENMAGGIE CH, CAROLINE SPRINGS, VIC



2



4



3

Sale Price

**\$1,250,000**

Sale Date: 27/04/2017

Distance from Property: 1.6km



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

31 VINTAGE 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)

Single Price:

\$1,153,750

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
6 WATERFORD CL, CAROLINE SPRINGS, VIC 3023	**\$1,620,000	10/12/2017
1 NARRACAN CL, CAROLINE SPRINGS, VIC 3023	\$1,165,000	02/08/2017
9 HOUNSLOW GRN, CAROLINE SPRINGS, VIC 3023	\$1,150,000	15/06/2017
56 THE ESP, CAROLINE SPRINGS, VIC 3023	*\$1,360,000	24/03/2018

2 BOATHOUSE DR, CAROLINE SPRINGS, VIC 3023	*\$1,324,000	14/02/2018
23 COLIBAN GDNS, CAROLINE SPRINGS, VIC 3023	\$1,325,000	15/08/2017
13 THE STRA, CAROLINE SPRINGS, VIC 3023	\$1,150,000	08/09/2017
54 THE GRA, CAROLINE SPRINGS, VIC 3023	\$1,280,000	01/09/2017
25 GLENMAGGIE CH, CAROLINE SPRINGS, VIC 3023	\$1,250,000	27/04/2017