



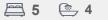


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 VINTAGE WAY, CAROLINE SPRINGS,







Indicative Selling Price

For the meaning of this price see 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: **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.



6 WATERFORD CL, CAROLINE SPRINGS, VIC







Sale Price

**\$1,620,000

Sale Date: 10/12/2017

Distance from Property: 2.1km





1 NARRACAN CL, CAROLINE SPRINGS, VIC









Sale Price

\$1,165,000

Sale Date: 02/08/2017

Distance from Property: 1.8km





9 HOUNSLOW GRN, CAROLINE SPRINGS, VIC 🖴 6







Sale Price

\$1,150,000

Sale Date: 15/06/2017

Distance from Property: 1.5km







56 THE ESP, CAROLINE SPRINGS, VIC 3023







Sale Price

*\$1,360,000

Sale Date: 24/03/2018

Distance from Property: 1.2km





2 BOATHOUSE DR, CAROLINE SPRINGS, VIC







Sale Price

*\$1,324,000

Sale Date: 14/02/2018





23 COLIBAN GDNS, CAROLINE SPRINGS, VIC 🕮 4









Sale Price

\$1,325,000

Sale Date: 15/08/2017

Distance from Property: 1.9km





13 THE STRA, CAROLINE SPRINGS, VIC 3023









Sale Price

\$1,150,000

Sale Date: 08/09/2017

Distance from Property: 1km





54 THE GRA, CAROLINE SPRINGS, VIC 3023







Sale Price

\$1,280,000

Sale Date: 01/09/2017

Distance from Property: 272m







25 GLENMAGGIE CH, CAROLINE SPRINGS, VIC 🕮 2 🕒 4 🚓 3

\$1,250,000Sale 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
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Indicative selling price

For the meaning of this price see 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		ricefinder	

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