

STATEMENT OF INFORMATION

5 SHARROCK CLOSE, CAROLINE SPRINGS, VIC 3023

PREPARED BY DAVID ZAMMIT, N7REALESTATE.COM.AU, PHONE: 0411 182 053

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 SHARROCK CLOSE, CAROLINE

3 bedrooms, 1 bathroom, 2 cars

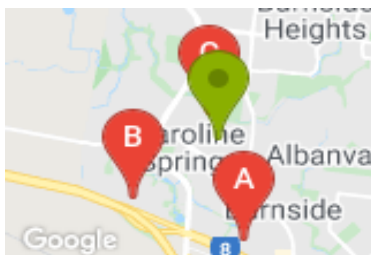
Indicative Selling Price

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

Single Price: **\$590,000**

Provided by: David Zammit, N7realestate.com.au

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$650,000

01 January 2020 to 31 December 2020

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.



11 DIGGERS PL, CAROLINE SPRINGS, VIC 3023

3 bedrooms, 2 bathrooms, 1 car

Sale Price

***\$590,000**

Sale Date: 21/12/2020

Distance from Property: 1.5km



5 WILLANDRA LOOP, CAROLINE SPRINGS, VIC

3 bedrooms, 2 bathrooms, 1 car

Sale Price

\$590,000

Sale Date: 13/10/2020

Distance from Property: 1.4km



9 CLARENDON WYND, CAROLINE SPRINGS,

3 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$590,000

Sale Date: 06/05/2020

Distance from Property: 359m



This report has been compiled on 12/02/2021 by N7realestate.com.au. Property Data Solutions Pty Ltd 2021 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

5 SHARROCK CLOSE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Single Price:

\$590,000

Median sale price

Median price

\$650,000

Property type

House

Suburb

CAROLINE

Period

01 January 2020 to 31 December 2020

Source

pricefinder

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

11 DIGGERS PL, CAROLINE SPRINGS, VIC 3023	*\$590,000	21/12/2020
5 WILLANDRA LOOP, CAROLINE SPRINGS, VIC 3023	\$590,000	13/10/2020
9 CLARENDON WYND, CAROLINE SPRINGS, VIC 3023	\$590,000	06/05/2020

This Statement of Information was prepared

12/02/2021