



STATEMENT OF INFORMATION

1 ABERFELDIE WAY, CAROLINE SPRINGS, VIC 3023

PREPARED BY ARTHUR BERISHA, BARRY PLANT CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 ABERFELDIE WAY, CAROLINE SPRINGS,  5  3  2

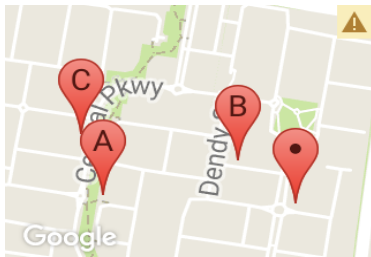
Indicative Selling Price

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

Single Price: **\$730,000**

Provided by: Arthur Berisha, Barry Plant Caroline Springs

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$640,000

01 October 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.



9 IRWIN GDNS, CAROLINE SPRINGS, VIC

 4  2  2

Sale Price

\$662,000

Sale Date: 14/12/2017

Distance from Property: 316m



3 LLEWELLYN ST, CAROLINE SPRINGS, VIC

 4  2  1

Sale Price

\$585,000

Sale Date: 14/10/2017

Distance from Property: 122m



28 CENTRAL PKWY, CAROLINE SPRINGS,

 4  2  2

Sale Price

\$681,000

Sale Date: 14/10/2017

Distance from Property: 372m



This report has been compiled on 04/04/2018 by Barry Plant 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

1 ABERFELDIE WAY, CAROLINE SPRINGS, VIC 3023

Indicative selling price

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

Single Price:

\$730,000

Median sale price

Median price

\$640,000

House

Unit

Suburb

CAROLINE
SPRINGS

Period

01 October 2017 to 31 March 2018

Source


pricfinder

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
9 IRWIN GDNS, CAROLINE SPRINGS, VIC 3023	\$662,000	14/12/2017
3 LLEWELLYN ST, CAROLINE SPRINGS, VIC 3023	\$585,000	14/10/2017
28 CENTRAL PKWY, CAROLINE SPRINGS, VIC 3023	\$681,000	14/10/2017