

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

322 Prices Road Carisbrook VIC 3464

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

House

Suburb

Carisbrook

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

28 Phelan Road Maryborough VIC 3465	\$540,000	16-Mar-21
10 Kayes Road Craigie VIC 3465	\$500,000	02-Jul-20
377 Carisbrook-Betley Road Betley VIC 3472	\$615,000	21-May-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 25 June 2021



28 Phelan Road Maryborough VIC 3465

 3  2  6

Sold Price **\$540,000** Sold Date **16-Mar-21**

Distance **7.16km**



10 Kayes Road Craigie VIC 3465

 5  2  5

Sold Price **\$500,000** Sold Date **02-Jul-20**

Distance **8.34km**



377 Carisbrook-Betley Road Betley VIC 3472

 3  2  6

Sold Price ^{RS} **\$615,000** Sold Date **21-May-21**

Distance **12.01km**

RS = Recent sale **UN** = Undisclosed Sale

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