



# STATEMENT OF INFORMATION

PULTNEY STREET, CARLSRUHE, VIC 3442

PREPARED BY WENDI TURNER, RED CREEK REAL ESTATE, PHONE: 0435770030



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# PULTNEY STREET, CARLSRUHE, VIC 3442 🕮 - 🕒 - 😂 -







**Indicative Selling Price** 

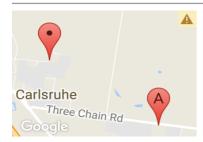
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$380,000 to \$410,000

Provided by: Wendi Turner, Red Creek Real Estate

#### **MEDIAN SALE PRICE**



#### CARLSRUHE, VIC, 3442

**Suburb Median Sale Price (Vacant Land)** 

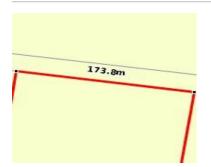
\$334,500

01 July 2017 to 31 December 2017

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

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.



#### THREE CHAIN RD, CARLSRUHE, VIC 3442







Sale Price

\$400,000

Sale Date: 14/09/2017

Distance from Property: 1.7km





#### 131806 THREE CHAIN RD, CARLSRUHE, VIC







Sale Price

\*\$400,000

Sale Date: 21/09/2017

Distance from Property: 1.7km

# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode	PULTNEY STREET, CARLSRUHE, VIC 3442
---	-------------------------------------

#### Indicative selling price

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

Price Range: \$380,000 to \$410,000

## Median sale price

Median price	\$334,500	House	Unit	Suburb	CARLSRUHE
Period	01 July 2017 to 31 December 2017		Source	 P	ricefinder

## Comparable property sales

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.

Address of comparable property	Price	Date of sale
THREE CHAIN RD, CARLSRUHE, VIC 3442	\$400,000	14/09/2017
131806 THREE CHAIN RD, CARLSRUHE, VIC 3442	*\$400,000	21/09/2017