

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

40 CARBOOR UPPER ROAD CARBOOR VIC 3678

Indicative selling price

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

Single Price

\$735,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

175 THRUMS ROAD GRETA WEST VIC 3675	\$440,000	18-Nov-16
78 GRETA ROAD WANGARATTA VIC 3677	\$274,500	28-Oct-16
202 MILAWA-BOBINAWARRAH ROAD MILAWA VIC 3678	\$385,000	31-Jan-22

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: 16 May 2022


**175 THRUMS ROAD GRETA WEST
VIC 3675**

Sold Price

\$440,000

Sold Date

18-Nov-16


4



1



2

Distance

-


**78 GRETA ROAD WANGARATTA
VIC 3677**

Sold Price

\$274,500

Sold Date

28-Oct-16


3



1



6

Distance

-


**202 MILAWA-BOBINAWARRAH
ROAD MILAWA VIC 3678**

Sold Price

\$385,000

Sold Date

31-Jan-22


4



1



4

Distance

-


**1008 LAKE BUFFALO-WHITFIELD
ROAD EDI UPPER VIC 3678**

Sold Price

\$430,000

Sold Date

27-Aug-16


3



1



2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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