

# 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 or locality and postcode

26 Hunter Street, Carisbrook Vic 3464

### Indicative selling price

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

Single price

\$549,000

or range between

\$\*

&

\$

### Median sale price

Median price

\$429,000

Property type

House

Suburb

Carisbrook

Period - From

01/12/2020

to

30/11/2021

Source

CoreLogic

### Comparable property sales

**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
8 Grice Street, Carisbrook Vic 3464	\$575,000	02/12/2020
7 Powlett Street, Carisbrook Vic 3464	\$560,000	03/07/2021
3	\$	

**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: 20/12/2021