

# 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

164 Carlsruhe Central Road, Carlsruhe Vic 3442

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$2,795,000

&

\$3,074,500

### Median sale price

Median price

\$1,185,000

Property Type

House

Suburb

Carlsruhe

Period - From

12/02/2023

to

11/02/2024

Source

REIV

### 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 eighteen 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 |
|--------------------------------|-------|--------------|
| 1                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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 eighteen months.~~

This Statement of Information was prepared on:

12/02/2024 15:05

164 Carlsruhe Central Road, Carlsruhe Vic 3442



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**Property Type:** House  
**Land Size:** 384451.7 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,795,000 - \$3,074,500  
**Median House Price**  
12/02/2023 - 11/02/2024: \$1,185,000

## 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 eighteen months.

**Account** - Macedon Ranges Sotheby's International Realty



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