

# 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

16 Birch 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)

Single price \$529,000

### Median sale price

Median price \$620,000 Property type House Suburb Carisbrook

Period - From 01/12/2023 to 30/11/2024 Source  PropTrack

### 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 Green Street, Carisbrook, VIC 3464	\$530,000	23/10/2023
2 Marion Street, Carisbrook, VIC 3464	\$525,000	02/07/2023
33 Green Street, Carisbrook, VIC 3464	\$485,000	22/12/2023

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: 19/12/2024