

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 CARISBROOK CRESCENT LOWER PLENTY VIC 3093

### 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

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Lower Plenty

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

21 LOOKER ROAD MONTMORENCY VIC 3094	\$1,126,000	18-Dec-21
35 ASTLEY STREET MONTMORENCY VIC 3094	\$1,100,000	09-Feb-22
11 THE GLADE VIEWBANK VIC 3084	\$1,110,000	17-Feb-22

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 04 May 2022



**21 LOOKER ROAD MONTMORENCY VIC 3094** Sold Price **\$1,126,000** Sold Date **18-Dec-21**

3 2 2

Distance **1.3km**



**35 ASTLEY STREET MONTMORENCY VIC 3094** Sold Price **\$1,100,000** Sold Date **09-Feb-22**

3 1 1

Distance **1.15km**



**11 THE GLADE VIEWBANK VIC 3084** Sold Price **\$1,110,000** Sold Date **17-Feb-22**

3 2 1

Distance **1.02km**

**RS** = Recent sale **UN** = Undisclosed Sale

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