

STATEMENT OF INFORMATION

Listed Property Address:	Lot 1 Three Chain Road, Carlsruhe VIC 3442
Date of Listing:	9/5/17
Indicative selling Price or Price Range (10%):	\$550,000 to \$600,000
Median Residential Price for locality:	Unavailable
Date of this Median Price: (within 3 – 6 months)	N/A

x	No 1 Comparable Property Address:	289 Three Chain Road, Carlsruhe
	Date of Sale	19/2/16
	Price of Sale	\$700,000

x	No 2 Comparable Property Address:	615 Three Chain Road, Carlsruhe
	Date of Sale	27/10/16
	Price of Sale	\$560,000

x	No 3 Comparable Property Address:	50 Three Chain Road, Carlsruhe
	Date of Sale	18/3/16
	Price of Sale	\$350,000

OR

	This property has less than three comparable sales within 5 kilometres/ within the last 18 months of the date of listing.
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