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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 6 Powlett Street Carisbrook 3464

Including suburb or
locality and postcode

Indicative selling price

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

Single price \$55,000.00 or range between \$* & \$

Median sale price

Median price \$315,000 Property Type House/Land Suburb or Locality Carisbrook
Period - From Updated to March 27th 2020 Source Realestate.com.au

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 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
1 10 Powlett Street Carisbrook 3464 514M2	\$50,000.00	22nd July 2019
2 3 Camp Street Carisbrook 3464 623M2	\$65,000.00	11th Nov 2019
3 5 Camp Street Carisbrook 3464 844M2	\$80,000.00	22nd Jan 2020

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 18 months.~~

This Statement of Information was prepared on: 09.04.2020