

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 14 McCallum 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 \$* or range between \$475,000 & \$525,000

Median sale price

Median price \$320,000 Property Type All Property Suburb or Locality Carisbrook

Period - From Updated to May 28th 2021 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
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1 33 Bucknall Street Carisbrook 1012M2 3BR 1Bth	\$367,000	24th Apr 21
2 10 McCallum St Carisbrook 1013M2 3BR 1 Bth	\$435,000	31st Mar 21
3 8 Grice St Carisbrook 1842M2 3BR 2Bth	\$575,000	4th Dec 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: 31.05.21