

# 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

7 Albert 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 \$450,000

### Median sale price

Median price \$437,500 Property type *House* Suburb Carisbrook

Period - From 01/09/2022 to 31/08/2023 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
9 Albert Street, Carisbrook, VIC 3464	\$485,000	18/08/2022
32 McLachlan Street, Carisbrook, VIC 3464	\$480,000	16/08/2022
22 Hall St, Carisbrook, VIC 3464	\$429,000	09/05/2022

**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: 15/09/2023