

# RT Edgar

## STATEMENT OF INFORMATION

16 September 2019

### Property offered for sale

152 Institute Road, Carlsruhe

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$875,000 & \$950,000

### Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$725,000	House	X	Unit	Suburb or locality	Carlsruhe
Period - From	August 2017	to	August 2018	Source	Pricefinder	

### Comparable property sales

B. RT Edgar Woodend estate agent and Rick Lander reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**Date Prepared** 16<sup>th</sup> September, 2019