

# RT Edgar

## STATEMENT OF INFORMATION

16 September 2019

### Property offered for sale

426 Three Chain 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 \$1,600,000 & \$1,760,000

### Median sale price

Median price \$660,000 House X Unit Suburb or locality Carlsruhe

Period - From January, 2018 to December, 2018 Source Pricerfinder.com.au

### 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