

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/24 St Huberts Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$825,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Carnegie

Period - From 01/10/2018 to 30/09/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/25 El Nido Gr CARNEGIE 3163	\$855,000	25/05/2019
2	2/29 Leamington Cr CAULFIELD EAST 3145	\$745,000	02/06/2019
3	3/1013 Dandenong Rd MALVERN EAST 3145	\$730,000	24/04/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/10/2019 15:44



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Property Type: Townhouse

Agent Comments

Comparable Properties



1/25 El Nido Gr CARNEGIE 3163 (REI/VG)

Agent Comments

3 1 2

Price: \$855,000

Method: Auction Sale

Date: 25/05/2019

Property Type: Townhouse (Res)



2/29 Leamington Cr CAULFIELD EAST 3145 (REI/VG)

Agent Comments

3 1 1

Price: \$745,000

Method: Private Sale

Date: 02/06/2019

Property Type: Townhouse (Res)



3/1013 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3 1 2

Price: \$730,000

Method: Private Sale

Date: 24/04/2019

Property Type: Townhouse (Single)

Land Size: 147 sqm approx