



Statement of Information

Internet advertising for single residential property located within Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price for Property: 1/35 Leila road, Carnegie 3163

Price : Private Sale
Negotiable

Median sale price

Median price Unit Suburb or locality
Period - From to Source

Comparable property sales

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	2/33 Gnarwyn road, Carnegie	\$715,000	27/04/2019
2	1/28 Ulupna Road, Ormond	\$650,500	23/03/2019
3	4/78 Woornak Rd, Carnegie	\$671,000	02/03/2019
4	5/6 Mile End Road, Carnegie	\$635,000	29/01/2019

- The properties presented here, are similar, comparable properties that are to be found in the and surrounding the Ormond & Carnegie Precinct
- Care must be taken to compare properties of similar nature in the surrounding area, based on location, orientation, position, and access to facilities in the area. Although the data for this home style is rare in Ormond, every effort has been made to match the home to comparable properties available from the surrounding area, including Carnegie which is bordering the road from the property.