

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

D /14 Emily Street, Carnegie Vic 3163

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,236,000

Property Type

Townhouse

Suburb

Carnegie

Period - From

22/03/2023

to

21/03/2024

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	6C Rosella St MURRUMBEENA 3163	\$1,320,000	12/01/2024
2	1311A Glen Huntly Rd CARNEGIE 3163	\$1,236,000	09/12/2023
3	6B Rosella St MURRUMBEENA 3163	\$1,249,000	07/11/2023

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:

22/03/2024 10:14



 3  2  2

Rooms: 3
Property Type: Townhouse
Land Size: 130 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000
Median Townhouse Price
 22/03/2023 - 21/03/2024: \$1,236,000

Comparable Properties



6C Rosella St MURRUMBEENA 3163 (REI)

Agent Comments

 3  2  2

Price: \$1,320,000
Method:
Date: 12/01/2024
Property Type: Townhouse (Single)

Distance : 0.65 km



1311A Glen Huntly Rd CARNEGIE 3163 (REI)

Agent Comments

 3  2  2

Price: \$1,236,000
Method:
Date: 09/12/2023
Property Type: Townhouse (Single)

Distance : 0.64 km



6B Rosella St MURRUMBEENA 3163 (REI)

Agent Comments

 3  2  2

Price: \$1,249,000
Method:
Date: 07/11/2023
Property Type: Townhouse (Single)

Distance : 0.65 km