

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

13 Elliott Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,950,000 Property Type House Suburb Carnegie

Period - From 01/07/2021 to 30/09/2021 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	13 Lindsay Av MURRUMBEENA 3163	\$2,585,000	26/06/2021
2	10 James St GLEN HUNTLY 3163	\$2,350,000	04/10/2021
3	13 Grandview Gr CARNEGIE 3163	\$2,307,000	21/10/2021

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:

08/11/2021 18:00



Property Type: House
Land Size: 612 sqm approx
Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

September quarter 2021: \$1,950,000

A lifestyle of complete comfort and convenience awaits families in this four bedroom plus study family home, certainly one of Carnegie's most luxuriously renovated period homes. Substantial single level proportions include multiple living rooms, unforgettable indoor/outdoor alfresco areas, a magnificent Caesarstone/ Miele kitchen with WIP and secure parking.

Comparable Properties



13 Lindsay Av MURRUMBEENA 3163 (REI/VG) **Agent Comments**



Price: \$2,585,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 613 sqm approx



10 James St GLEN HUNTLY 3163 (REI) **Agent Comments**



Price: \$2,350,000
Method: Sold Before Auction
Date: 04/10/2021
Rooms: 7
Property Type: House (Res)
Land Size: 615 sqm approx



13 Grandview Gr CARNEGIE 3163 (REI) **Agent Comments**



Price: \$2,307,000
Method: Sold Before Auction
Date: 21/10/2021
Property Type: House (Res)