

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

70 Mimosa Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$2,350,000

Median sale price

Median price

\$1,775,000

Property Type

House

Suburb

Carnegie

Period - From

01/04/2021

to

30/06/2021

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	61 Malane St ORMOND 3204	\$2,305,000	29/04/2021
2	38 Holywood Gr CARNEGIE 3163	\$2,200,000	12/02/2021
3	10 Craigavad St CARNEGIE 3163	\$2,165,000	10/07/2021

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:

12/08/2021 14:25

70 Mimosa Road, Carnegie Vic 3163

**Jellis
Craig**

Robert De Freitas

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robertdefreitas@jellisrcraig.com.au

Indicative Selling Price

\$2,350,000

Median House Price

June quarter 2021: \$1,775,000



5 2 4

Property Type: House

Land Size: 713 sqm approx

Agent Comments

Irresistible 5 bedroom + study 2.5 bathroom single level c1900 Edwardian. Enjoying a striking lounge (OFP), stunning new kitchen (Bosch appliances), brilliant north facing living/dining area, stylish study, 5 exquisite bedrooms (4 – BIRs; main – OFP), 2 new bathrooms and a landscaped rear garden wonderland with wrap-around verandah, gazebo & cubby. Breathtaking, this family gem has ducted heating, R/C air cond, solar panels, an enormous attic & 4-car auto garage. Walk to Koornang Road cafes, transport and schools.

Comparable Properties



61 Malane St ORMOND 3204 (REI/VG)

Agent Comments

5 2 2

Price: \$2,305,000

Method: Auction Sale

Date: 29/04/2021

Property Type: House (Res)

Land Size: 702 sqm approx



38 Hollywood Gr CARNEGIE 3163 (REI)

Agent Comments

4 2 2

Price: \$2,200,000

Method: Private Sale

Date: 12/02/2021

Property Type: House

Land Size: 660 sqm approx



10 Craigavad St CARNEGIE 3163 (REI)

Agent Comments

4 2 2

Price: \$2,165,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)

Land Size: 564 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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