

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 2 Wanalta Road, Carnegie Vic 3163

Indicative selling price

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

Single price \$1,180,000

Median sale price

Median price \$1,352,000 House X Unit Suburb Carnegie

Period - From 01/01/2019 to 31/03/2019 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	2a Flowers St CAULFIELD SOUTH 3162	\$1,226,000	17/03/2019
2	2/7 Kooringa Rd CARNEGIE 3163	\$1,200,000	28/11/2018
3	21 Spring Rd CAULFIELD SOUTH 3162	\$1,165,000	01/12/2018

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.



4 2 1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,180,000

Median House Price
March quarter 2019: \$1,352,000

Comparable Properties



2a Flowers St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,226,000
Method: Auction Sale
Date: 17/03/2019
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 237 sqm approx



2/7 Kooringa Rd CARNEGIE 3163 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 28/11/2018
Rooms: 6
Property Type: Unit
Land Size: 303 sqm approx



21 Spring Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,165,000
Method: Auction Sale
Date: 01/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 298 sqm approx