

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

69 Miller Street Carnegie VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Carnegie

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

199 Koornang Road Carnegie VIC 3163	\$1,336,000	22-Feb-20
52 Belsize Avenue Carnegie VIC 3163	\$1,425,000	26-Oct-19
2 Hopetoun Court Bentleigh East VIC 3165	\$1,385,500	23-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 27 February 2020


199 Koornang Road Carnegie VIC 3163
 3  1  1

Sold Price

\$1,336,000

Sold Date

22-Feb-20

Distance

0.61km
52 Belsize Avenue Carnegie VIC 3163
 3  1  1

Sold Price

\$1,425,000

Sold Date

26-Oct-19

Distance

0.72km
2 Hopetoun Court Bentleigh East VIC 3165
 3  1  2

Sold Price

\$1,385,500

Sold Date

23-Nov-19

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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