

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

36 Newham Grove, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,670,000

Property Type House

Suburb Carnegie

Period - From 07/03/2023

to

06/03/2024

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	587 North Rd ORMOND 3204	\$1,245,000	24/02/2024
2	19A Wimmera St ORMOND 3204	\$1,216,000	26/10/2023
3	17 Clifton St CAULFIELD EAST 3145	\$1,190,000	10/02/2024

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:

07/03/2024 10:13



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

07/03/2023 - 06/03/2024: \$1,670,000

Comparable Properties



587 North Rd ORMOND 3204 (REI)

Agent Comments

3 2 1

Price: \$1,245,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 320 sqm approx



19A Wimmera St ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$1,216,000

Method: Auction Sale

Date: 26/10/2023

Property Type: House (Res)

Land Size: 410 sqm approx



17 Clifton St CAULFIELD EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$1,190,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Account - Atria Real Estate