

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

1/1 Libna Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$980,000

&

\$1,075,000

Median sale price

Median price \$635,000

Property Type Unit

Suburb Carnegie

Period - From 01/04/2022

to 31/03/2023

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	1/21 Frogmore Rd CARNEGIE 3163	\$1,125,000	10/03/2023
2	1/78 Moonya Rd CARNEGIE 3163	\$1,007,000	22/04/2023
3	3/30 Woorack Rd CARNEGIE 3163	\$1,006,000	20/05/2023

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:

30/05/2023 09:39

1/1 Libna Street, Carnegie Vic 3163

**Jellis
Craig**

Robert De Freitas

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robertdefreitas@jellisrcraig.com.au

Indicative Selling Price

\$980,000 - \$1,075,000

Median Unit Price

Year ending March 2023: \$635,000



4 2 1

Property Type: Unit

Agent Comments

Comparable Properties



1/21 Frogmore Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$1,125,000

Method: Auction Sale

Date: 10/03/2023

Property Type: House



1/78 Moonya Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$1,007,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Townhouse (Single)



3/30 Woornack Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 1

Price: \$1,006,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Unit

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



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