

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

2/26 Ames Avenue, Carnegie Vic 3163

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$706,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/07/2021

to

30/09/2021

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	1/142 Poath Rd HUGHESDALE 3166	\$960,000	17/09/2021
2	1/112 Mimosa Rd CARNEGIE 3163	\$899,000	07/08/2021
3	1/95 Coorigil Rd CARNEGIE 3163	\$876,500	11/09/2021

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:

03/11/2021 09:56



3
 2
 1

Property Type: Townhouse (Res)

Agent Comments

Dynamic inner-city style 3 bedroom 2 bathroom town sensation. Brilliant with northern light, the upside-down layout features 2 bedrooms (or study) with shared ensuite (1 - BIRs), stylish north facing living & dining with raked ceiling opening onto a sun-drenched terrace; a sleek stone kitchen (Bosch appliances & WI pantry), a secluded main bedroom (BIRs & semi ensuite) & Euro laundry. Stylish with Oak floors, it boasts R/C air cond, double glazing, a shed & auto garage. One of 4 between Koornang Road and Murrumbena Village.

Comparable Properties

**1/142 Poath Rd HUGHESDALE 3166 (REI)**

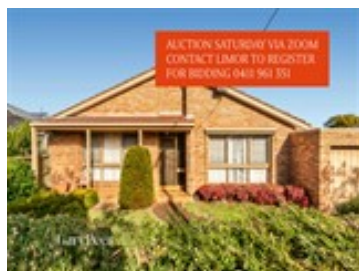
Agent Comments

3
 1
 2

Price: \$960,000**Method:** Private Sale**Date:** 17/09/2021**Property Type:** Townhouse (Single)**1/112 Mimosa Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

3
 2
 2

Price: \$899,000**Method:** Private Sale**Date:** 07/08/2021**Rooms:** 4**Property Type:** Apartment**1/95 Coorigil Rd CARNEGIE 3163 (REI)**

Agent Comments

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 1
 1

Price: \$876,500**Method:** Auction Sale**Date:** 11/09/2021**Rooms:** 3**Property Type:** Villa