



Rooms: 3 **Property Type:** Flat/Unit/Apartment (Res) Land Size: 145 sqm approx Agent Comments

Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** March guarter 2017: \$620,000

Built 2010 - Building size 71.7sgm - Land 145.7sgm Good layout, north facing courtyard and living

Comparable Properties



3/53 Kangaroo Rd MURRUMBEENA 3163 (REI) Agent Comments

6 2 2 1

Price: \$710.000 Method: Private Sale Date: 28/06/2017 Rooms: -Property Type: Unit

Built 1991 - Building size 85sqm - older unit in original condition. Needs updating. common wall with unit 4.



1/8 Beena Av CARNEGIE 3163 (REI)



Price: \$706,000 Method: Auction Sale Date: 18/03/2017 Rooms: 3 Property Type: Unit

Agent Comments

Built 2010 - building size 81.7sqm including garage - land 164.5sqm. Front unit with own driveway, courtyard at the front.



5/244 Koornang Rd CARNEGIE 3163 (REI)

2

Price: \$689,000 Method: Private Sale Date: 24/06/2017 Rooms: 4

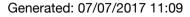
Property Type: Unit

60 1 1

Agent Comments

Built 1966 - building size 93.8sgm - land 145.3sqm. Older style needs updating.

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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

Address 2/8 Beena Avenue, Carnegie Vic 3163

Indicative selling price

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

Range betwee	n \$650,000			&	\$700,000				
Median sale price									
Median price	\$620,000		Unit	х	Subur	b Carnegie			
Period - From	01/01/2017	to	31/03	3/2017	Source RE	IV			

Comparable property sales

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
3/53 Kangaroo Rd MURRUMBEENA 3163	\$710,000	28/06/2017
1/8 Beena Av CARNEGIE 3163	\$706,000	18/03/2017
5/244 Koornang Rd CARNEGIE 3163	\$689,000	24/06/2017

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