

2/8 Beena Avenue, Carnegie Vic 3163



2 1 1

Rooms: 3

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 145 sqm approx

Agent Comments

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

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

March quarter 2017: \$620,000

Comparable Properties



3/53 Kangaroo Rd MURRUMBEENA 3163 (REI)

2 1 2

Price: \$710,000

Method: Private Sale

Date: 28/06/2017

Rooms: -

Property Type: Unit

Agent Comments

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



1/8 Beena Av CARNEGIE 3163 (REI)

2 1 1

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 1 1

Price: \$689,000

Method: Private Sale

Date: 24/06/2017

Rooms: 4

Property Type: Unit

Agent Comments

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

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

2/8 Beena Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$620,000

Unit

X

Suburb

Carnegie

Period - From

01/01/2017

to

31/03/2017

Source

REIV

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