

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 Cosy Gum Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$1,295,000

Median sale price

Median price

\$1,788,000

Property Type

House

Suburb

Carnegie

Period - From

01/04/2021

to

31/03/2022

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	42 Wornack Rd CARNEGIE 3163	\$1,385,000	28/05/2022
2	51 Mimosa Rd CARNEGIE 3163	\$1,340,000	10/05/2022
3	47 Gnarwyn Rd CARNEGIE 3163	\$1,320,000	07/05/2022

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:

18/06/2022 17:33

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Indicative Selling Price

\$1,295,000

Median House Price

Year ending March 2022: \$1,788,000



3 1 2

Property Type: House (Res)

Agent Comments

Comparable Properties



42 Wornack Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 3

Price: \$1,385,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)



51 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 1

Price: \$1,340,000

Method: Private Sale

Date: 10/05/2022

Property Type: House (Res)

Land Size: 373 sqm approx



47 Gnarwyn Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 1

Price: \$1,320,000

Method: Auction Sale

Date: 07/05/2022

Property Type: House (Res)

Land Size: 320 sqm approx

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