

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

40 Belsize Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Carnegie

Period - From 01/01/2022 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	37 Elliott Av CARNEGIE 3163	\$2,000,000	19/03/2022
2	13 Katrina Av MURRUMBEENA 3163	\$1,950,000	29/03/2022
3	101 Mimosa Rd CARNEGIE 3163	\$1,850,000	26/03/2022

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:

26/04/2022 13:12



Property Type: House
Land Size: 680 sqm approx
 Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

March quarter 2022: \$1,700,000

A world of opportunities await this revitalised four bedroom plus study period timber classic on 680sqm approx. of prime Carnegie land in the GRZ2 zone. On a wide frontage, this enchanting home allows for extending or redevelopment (Subject to Council Approval), enjoying a light filled living/dining area, sparkling stone kitchen (pyrolytic oven), undercover alfresco area and a deep backyard. Proud of its past, this classic home enjoys high ceilings, Oak floors, ducted heating, air conditioning, a carport and ample secure parking. In a vibrant locale, walk to Koornang Road, trains.

Comparable Properties


37 Elliott Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$2,000,000
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)
Land Size: 455 sqm approx


13 Katrina Av MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,950,000
Method: Private Sale
Date: 29/03/2022
Property Type: House
Land Size: 670 sqm approx


101 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,850,000
Method: Private Sale
Date: 26/03/2022
Property Type: House