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	2 Buckley Street, Carnegie Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,210,000

Median sale price

Median price	\$1,455,000	Hou	ise X	Unit		Suburb	Carnegie
Period - From	01/04/2017	to	30/06/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	16 Byron St CARNEGIE 3163	\$1,225,000	03/03/2017
2	215 Neerim Rd CARNEGIE 3163	\$1,215,000	10/06/2017
3	274 Grange Rd ORMOND 3204	\$1,140,000	25/06/2017

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.





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Rooms:

Property Type: Agent Comments

Indicative Selling Price \$1,100,000 - \$1,210,000 **Median House Price** June guarter 2017: \$1,455,000

Comparable Properties



16 Byron St CARNEGIE 3163 (VG)







Price: \$1,225,000 Method: Sale Date: 03/03/2017

Rooms: -

Property Type: House (Res) Land Size: 601 sqm approx

Agent Comments

Located in the same locale on larger land



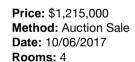






Agent Comments

Located within metres larger land



Property Type: House (Res) Land Size: 595 sqm approx













Agent Comments

Similar land size, house renovated, inferior locale

Price: \$1,140,000 Method: Auction Sale Date: 25/06/2017

Rooms: 4

Property Type: House (Res)

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

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