

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 Buckley Street, Carnegie Vic 3163

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

House

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.

Address 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.~~

2 Buckley Street, Carnegie Vic 3163



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
June quarter 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



215 Neerim Rd CARNEGIE 3163 (REI)



Price: \$1,215,000
Method: Auction Sale
Date: 10/06/2017
Rooms: 4
Property Type: House (Res)
Land Size: 595 sqm approx

Agent Comments

Located within metres larger land



274 Grange Rd ORMOND 3204 (REI)



Price: \$1,140,000
Method: Auction Sale
Date: 25/06/2017
Rooms: 4
Property Type: House (Res)

Agent Comments

Similar land size, house renovated, inferior locale