

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

5/10 Emily Street, Carnegie Vic 3163

Indicative selling price

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

Single price

\$698,000

Median sale price

Median price

\$758,500

Property Type

Unit

Suburb

Carnegie

Period - From

01/01/2021

to

31/03/2021

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	8/41 Coorigil Rd CARNEGIE 3163	\$705,000	21/02/2021
2	1/149 Neerim Rd GLEN HUNTLY 3163	\$665,000	28/11/2020
3	5/20 Ardyne St MURRUMBEENA 3163	\$650,000	16/11/2020

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:

26/04/2021 11:44



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$698,000

Median Unit Price

March quarter 2021: \$758,500

Comparable Properties



8/41 Coorigil Rd CARNEGIE 3163 (VG)

Agent Comments

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Price: \$705,000

Method: Sale

Date: 21/02/2021

Property Type: Flat/Unit/Apartment (Res)



1/149 Neerim Rd GLEN HUNTLY 3163 (REI/VG) Agent Comments

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Price: \$665,000

Method: Auction Sale

Date: 28/11/2020

Property Type: Townhouse (Res)



5/20 Ardyne St MURRUMBEENA 3163 (REI/VG) Agent Comments

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Price: \$650,000

Method: Private Sale

Date: 16/11/2020

Property Type: Townhouse (Res)