### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/10 Emily Street, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.a	au/underquot	ing					
Single price	e \$698,000									
Median sale price										
Median price	\$758,500	Pro	perty Type Ur	nit		Suburb	Carnegie			
Period - From	01/01/2021	to	31/03/2021	So	urce	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.

Add	dress 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



# RT Edgar





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)



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



Price: \$665,000 Method: Auction Sale Date: 28/11/2020 Property Type: Townhouse (Res)



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



Price: \$650,000 Method: Private Sale Date: 16/11/2020 Property Type: Townhouse (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments