

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

4 Morgan Street, Carnegie Vic 3163

Indicative selling price

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

Single price

\$1,750,000

Median sale price

Median price

\$1,610,000

Property Type

House

Suburb

Carnegie

Period - From

10/02/2022

to

09/02/2023

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	36 Madden Av CARNEGIE 3163	\$1,780,000	08/12/2022
2	18 Maud St ORMOND 3204	\$1,700,000	17/09/2022
3	48 Emily St CARNEGIE 3163	\$1,700,000	05/09/2022

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:

10/02/2023 17:30

4 Morgan Street, Carnegie Vic 3163

**Jellis
Craig**

Sarah Gursansky

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Indicative Selling Price

\$1,750,000

Median House Price

10/02/2022 - 09/02/2023: \$1,610,000



 3  2  2

Property Type: House

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



36 Madden Av CARNEGIE 3163 (REI)

Agent Comments

 4  2  2

Price: \$1,780,000

Method: Private Sale

Date: 08/12/2022

Property Type: House

Land Size: 600 sqm approx



18 Maud St ORMOND 3204 (REI/VG)

Agent Comments

 4  1  5

Price: \$1,700,000

Method: Auction Sale

Date: 17/09/2022

Property Type: House (Res)

Land Size: 610 sqm approx



48 Emily St CARNEGIE 3163 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,700,000

Method: Private Sale

Date: 05/09/2022

Property Type: House

Land Size: 627 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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