

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

2/4 Kingsley Parade, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,421,000

Property Type House

Suburb Carnegie

Period - From 01/10/2020

to 31/12/2020

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	1/12 Wanalta Rd CARNEGIE 3163	\$1,150,000	20/03/2021
2	1/70 Truganini Rd CARNEGIE 3163	\$1,100,000	01/03/2021
3	2/33 Mimosa Rd CARNEGIE 3163	\$1,055,000	28/11/2020

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:

06/04/2021 12:11



3 2 2

Property Type: Unit

Agent Comments

Comparable Properties



1/12 Wanalta Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$1,150,000

Method: Sold Before Auction

Date: 20/03/2021

Property Type: Townhouse (Res)

Land Size: 290 sqm approx



1/70 Truganini Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 1

Price: \$1,100,000

Method: Sold Before Auction

Date: 01/03/2021

Property Type: Townhouse (Res)



2/33 Mimosa Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,055,000

Method: Auction Sale

Date: 28/11/2020

Property Type: Unit