

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

8 Huntingfield Court, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,950,000

Property Type House

Suburb Carnegie

Period - From 01/07/2021

to 30/09/2021

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	357 Mckinnon Rd BENTLEIGH EAST 3165	\$1,730,000	11/09/2021
2	37 Murrumbeena Cr MURRUMBEENA 3163	\$1,705,000	27/08/2021
3	39 Dalmor Av ORMOND 3204	\$1,690,000	28/09/2021

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:

17/10/2021 21:04

8 Huntingfield Court, Carnegie Vic 3163

**Jellis
Craig**

Andrew Panagopoulos
9593 4500
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andrewpanagopoulos@jellisrcraig.com.au

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

September quarter 2021: \$1,950,000



4 2 2

Property Type: House

Land Size: 578 sqm approx

Agent Comments

Comparable Properties



357 Mckinnon Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

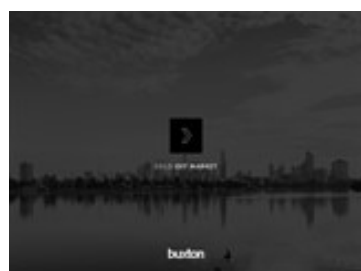
Price: \$1,730,000

Method: Auction Sale

Date: 11/09/2021

Property Type: House (Res)

Land Size: 573 sqm approx



37 Murrumbeena Cr MURRUMBEENA 3163 (REI)

Agent Comments

3 1 2

Price: \$1,705,000

Method: Sold Before Auction

Date: 27/08/2021

Property Type: House



39 Dalmor Av ORMOND 3204 (REI)

Agent Comments

3 1 2

Price: \$1,690,000

Method: Sold Before Auction

Date: 28/09/2021

Property Type: House (Res)

Land Size: 633 sqm approx

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



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