

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

10 Seymour Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,710,000

Property Type House

Suburb Carnegie

Period - From 01/10/2020

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	24 Madden Av CARNEGIE 3163	\$1,830,000	26/06/2021
2	62 Lyons St CARNEGIE 3163	\$1,750,000	22/05/2021
3	80 Lyons St CARNEGIE 3163	\$1,651,000	08/05/2021

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:

27/10/2021 09:41



4 2 2

Property Type: House
Land Size: 570 sqm approx
Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending September 2021: \$1,710,000

Immaculately presented throughout, this generous single level brick home provides instant family comfort with exciting potential to renovate, build a new family home or explore redevelopment options (STCA) if purchased in conjunction with No 8. Features multiple living areas, full family kitchen, two bathrooms, deep rear garden, garage and OSP.

Comparable Properties



24 Madden Av CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 2

Price: \$1,830,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 677 sqm approx



62 Lyons St CARNEGIE 3163 (REI/VG)

Agent Comments

4 2 2

Price: \$1,750,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)
Land Size: 557 sqm approx



80 Lyons St CARNEGIE 3163 (REI)

Agent Comments

4 2 2

Price: \$1,651,000
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)