

11 Beena Avenue, Carnegie Vic 3163



3 1 1

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 687 sqm

Agent Comments

House is in poor condition, needs considerable work. Sales in the Street - #16 Beena Avenue 550sqm Sold 13.12.16 - \$1,500,000 #14 Beena Avenue 494sqm Sold 02.04.16 - \$1,350,000

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2017: \$1,350,000

Comparable Properties



17 Oakdene Cr CARNEGIE 3163 (VG)

3 - -

Price: \$1,800,000

Method: Sale

Date: 04/01/2017

Rooms: -

Property Type: House (Res)

Land Size: 696 sqm

Agent Comments

Solid Brick Home Period Features Similar land size



23 Perth St MURRUMBEENA 3163 (REI)

3 1 1

Price:

Method: Auction Sale

Date: 25/03/2017

Rooms: 6

Property Type: House (Res)

Land Size: 697 sqm

Agent Comments

House in very liveable condition Wider front 18.24m Similar land size. Sold - \$1,660,000



1 Tranmere Av CARNEGIE 3163 (VG)

3 - -

Price: \$1,600,000

Method: Sale

Date: 10/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 621 sqm

Agent Comments

Pretty facade Very liveable Period features Land slightly smaller

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

11 Beena Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,350,000

House

X

Suburb

Carnegie

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
17 Oakdene Cr CARNEGIE 3163	\$1,800,000	04/01/2017
23 Perth St MURRUMBEENA 3163		25/03/2017
1 Tranmere Av CARNEGIE 3163	\$1,600,000	10/02/2017