







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

# Comparable Properties



# 17 Oakdene Cr CARNEGIE 3163 (VG)







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

**Indicative Selling Price** \$1,400,000 - \$1,500,000 **Median House Price** 

March quarter 2017: \$1,350,000



#### 23 Perth St MURRUMBEENA 3163 (REI)









## **Agent Comments**

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



Method: Auction Sale Date: 25/03/2017 Rooms: 6

Property Type: House (Res) Land Size: 697 sqm









Price: \$1,600,000 Method: Sale Date: 10/02/2017

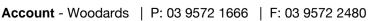
Rooms: -

Property Type: House (Res) Land Size: 621 sqm

### **Agent Comments**

Pretty facade Very liveable Period features Land slightly smaller

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# 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	11 Beena Avenue, Carnegie Vic 3163
Including suburb and	
postcode	

# 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	Н	ouse X	Su	burb	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



