

# 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

1 Miller Street, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,175,000

&

\$2,375,000

### Median sale price

Median price \$1,800,000

Property Type House

Suburb Carnegie

Period - From 01/01/2021

to 31/12/2021

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	10 James St GLEN HUNTLY 3163	\$2,350,000	04/10/2021
2	13 Elliott Av CARNEGIE 3163	\$2,300,000	27/11/2021
3	70 Leila Rd CARNEGIE 3163	\$2,200,000	25/11/2021

**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:

23/02/2022 10:22

1 Miller Street, Carnegie Vic 3163

**Jellis Craig**

Myron Ching

9573 6100

0431 262 955

myronching@jellisrcraig.com.au

**Indicative Selling Price**

\$2,175,000 - \$2,375,000

**Median House Price**

Year ending December 2021: \$1,800,000



5 2 2

**Property Type:** House (Res)

**Land Size:** 696 sqm approx

Agent Comments

## Comparable Properties



**10 James St GLEN HUNTLY 3163 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$2,350,000

**Method:** Sold Before Auction

**Date:** 04/10/2021

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 615 sqm approx



**13 Elliott Av CARNEGIE 3163 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$2,300,000

**Method:** Auction Sale

**Date:** 27/11/2021

**Property Type:** House (Res)

**Land Size:** 612 sqm approx



**70 Leila Rd CARNEGIE 3163 (REI)**

Agent Comments

5 2 2

**Price:** \$2,200,000

**Method:** Sold Before Auction

**Date:** 25/11/2021

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

**Account - Jellis Craig** | P: 03 9593 4500



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