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 | | | | | | | | | |
|--|---------------|------------------|------------|------|-------------|------|--------|----------|--|
| Range betweer | n \$2,175,000 | | & | | \$2,375,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$1,800,000 | Property Type Ho | | Hous | use | | Suburb | Carnegie | |
| Period - From | 01/01/2021 | to | 31/12/2021 | | So | urce | 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.

| Ado | dress 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.

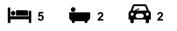
This Statement of Information was prepared on:

23/02/2022 10:22









Property Type: House (Res) Land Size: 696 sqm approx Agent Comments Myron Ching 9573 6100 0431 262 955 myronching@jelliscraig.com.au

Indicative Selling Price \$2,175,000 - \$2,375,000 Median House Price Year ending December 2021: \$1,800,000

Comparable Properties

| 10 James St GLEN HUNTLY 3163 (REI/VG) 4 2 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 | Agent Comments |
|--|----------------|
| 13 Elliott Av CARNEGIE 3163 (REI/VG) 4 2 2 2 Price: \$2,300,000 Method: Auction Sale Date: 27/11/2021 Property Type: House (Res) Land Size: 612 sqm approx | Agent Comments |
| 70 Leila Rd CARNEGIE 3163 (REI) 5 2 2 2 Price: \$2,200,000 Method: Sold Before Auction Date: 25/11/2021 Property Type: House (Res) Land Size: 650 sqm approx | Agent Comments |

Account - Jellis Craig | P: 03 9593 4500



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.