

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 Mimosa Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,150,000

&

\$1,260,000

Median sale price

Median price \$1,182,000

House

X

Unit

Suburb Carnegie

Period - From 01/10/2018

to

31/12/2018

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	66 Burrindi Rd CAULFIELD SOUTH 3162	\$1,500,000	10/11/2018
2	168 Kambrook Rd CAULFIELD 3162	\$1,465,000	04/10/2018
3	13 Clifton St CAULFIELD EAST 3145	\$1,350,000	15/12/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 676 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,260,000

Median House Price

December quarter 2018: \$1,182,000

Comparable Properties



66 Burrindi Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: House

Land Size: 678 sqm approx



168 Kambrook Rd CAULFIELD 3162 (REI)

Agent Comments



Price: \$1,465,000

Method: Private Sale

Date: 04/10/2018

Rooms: -

Property Type: House (Res)



13 Clifton St CAULFIELD EAST 3145 (REI)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 15/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 836 sqm approx