

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

2 Frogmore Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,715,600

Property Type House

Suburb Carnegie

Period - From 01/10/2021

to 30/09/2022

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 Ames Av CARNEGIE 3163	\$1,765,000	29/06/2022
2	9 Beauville Av MURRUMBEENA 3163	\$1,710,000	17/05/2022
3	48 Emily St CARNEGIE 3163	\$1,700,000	05/09/2022

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:

11/11/2022 11:41

2 Frogmore Road, Carnegie Vic 3163

RT Edgar

Paul Walker

8888 2000

0418 323 122

pwalker@rtedgar.com.au

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

Year ending September 2022: \$1,715,600



4 2 4

Property Type: Strata Unit/Flat

Land Size: 796 sqm approx

Agent Comments

Comparable Properties



10 Ames Av CARNEGIE 3163 (REI/VG)

Agent Comments

3 1 2

Price: \$1,765,000

Method: Auction Sale

Date: 29/06/2022

Property Type: House (Res)

Land Size: 772 sqm approx



9 Beauville Av MURRUMBEENA 3163 (REI/VG) Agent Comments

4 2 2

Price: \$1,710,000

Method: Private Sale

Date: 17/05/2022

Property Type: House

Land Size: 557 sqm approx



48 Emily St CARNEGIE 3163 (REI/VG)

Agent Comments

4 2 4

Price: \$1,700,000

Method: Private Sale

Date: 05/09/2022

Property Type: House

Land Size: 627 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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.