

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

127 Leila Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,258,500

Property Type House

Suburb Carnegie

Period - From 01/07/2019

to

30/09/2019

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	117 Oakleigh Rd CARNEGIE 3163	\$1,505,000	14/09/2019
2	5 Winston Way MURRUMBEENA 3163	\$1,501,000	22/09/2019
3	34 Rosanna St CARNEGIE 3163	\$1,416,000	17/10/2019

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:

19/11/2019 15:38

127 Leila Road, Carnegie Vic 3163

**Jellis
Craig**

Chris Janssens

9573 6100

0418 541 208

chrisjanssens@jellisrcraig.com.au




Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

September quarter 2019: \$1,258,500



			Double garage + OSP (4+)
4-5	2		

Rooms: 8

Property Type: Land

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



117 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments

	3		2		3
---	---	---	---	---	---

Price: \$1,505,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 682 sqm approx



5 Winston Way MURRUMBEENA 3163 (REI)

Agent Comments

	3		2		2
---	---	---	---	---	---

Price: \$1,501,000

Method: Auction Sale

Date: 22/09/2019

Rooms: 7

Property Type: House (Res)

Land Size: 495 sqm approx



34 Rosanna St CARNEGIE 3163 (REI)

Agent Comments

	3		1		3
---	---	---	---	---	---

Price: \$1,416,000

Method: Sold Before Auction

Date: 17/10/2019

Rooms: 6

Property Type: House (Res)

Land Size: 695 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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.