

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

24 Walnut Street, Carnegie Vic 3163

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$1,788,000

Property Type House

Suburb Carnegie

Period - From 01/04/2021

to 31/03/2022

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	2 Arthur St HUGHESDALE 3166	\$1,340,000	12/02/2022
2	18 Arawatta St CARNEGIE 3163	\$1,250,000	10/03/2022
3			

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:

04/05/2022 10:26



Property Type: House (Res)

Land Size: 392 sqm approx

Agent Comments

Comparable Properties



2 Arthur St HUGHESDALE 3166 (REI)

Agent Comments



Price: \$1,340,000

Method: Auction Sale

Date: 12/02/2022

Property Type: House (Res)

Land Size: 487 sqm approx



18 Arawatta St CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 10/03/2022

Property Type: House

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.