

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

40b Gnarwyn Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,421,000

Property Type House

Suburb Carnegie

Period - From 01/10/2020

to 31/12/2020

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	9 Vine Gr CARNEGIE 3163	\$1,575,000	18/12/2020
2	43A Moylan St BENTLEIGH EAST 3165	\$1,430,000	23/11/2020
3	18b Kooringa Rd CARNEGIE 3163	\$1,425,000	29/12/2020

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:

19/02/2021 16:22



Property Type:

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

December quarter 2020: \$1,421,000

Comparable Properties



9 Vine Gr CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,575,000

Method: Private Sale

Date: 18/12/2020

Property Type: Townhouse (Single)

Land Size: 284 sqm approx

43A Moylan St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$1,430,000

Method: Sale

Date: 23/11/2020

Property Type: Strata Unit/Townhouse -
Conjoined

18b Koorringa Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,425,000

Method: Private Sale

Date: 29/12/2020

Property Type: Townhouse (Res)