## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,400,000		&		\$1,540,000			
Median sale p	rice							
Median price	\$1,421,000	Pro	operty Type	Hou	se		Suburb	Carnegie
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ad	dress 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)



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

Agent Comments



Price: \$1,430,000 Method: Sale Date: 23/11/2020 Property Type: Strata Unit/Townhouse -Conjoined

18b Kooringa Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,425,000 Method: Private Sale Date: 29/12/2020 Property Type: Townhouse (Res)

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000





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.