## 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	715 North Road, Carnegie Vic 3163
Including suburb and	
postcode	

#### Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$1,300,000	&	\$1,400,000
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### Median sale price

Median price	\$1,850,000	Pro	perty Type	House		Suburb	Carnegie
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	26 Doris St MURRUMBEENA 3163	\$1,401,000	15/02/2025
2	796 North Rd BENTLEIGH EAST 3165	\$1,400,000	25/11/2024
3	9 Box Ct BENTLEIGH EAST 3165	\$1,395,000	09/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/03/2025 10:01
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Kon Galitos 9593 4500 0414 902 680





Property Type: House Land Size: 618 sqm approx Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2024: \$1,850,000

# Comparable Properties



26 Doris St MURRUMBEENA 3163 (REI)

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Price: \$1,401,000 Method: Auction Sale Date: 15/02/2025

**Property Type:** House (Res) **Land Size:** 616 sqm approx

**Agent Comments** 



796 North Rd BENTLEIGH EAST 3165 (REI/VG)

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**Agent Comments** 

Price: \$1,400,000

Method: Sold Before Auction

Date: 25/11/2024

**Property Type:** House (Res) **Land Size:** 650 sqm approx

9 Box Ct BENTLEIGH EAST 3165 (REI)

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Agent Comments

**Price:** \$1,395,000 **Method:** Auction Sale **Date:** 09/11/2024

**Property Type:** House (Res) **Land Size:** 613 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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