

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

9 Munro Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,642,000

Property Type House

Suburb Carnegie

Period - From 01/01/2022

to 31/12/2022

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 Shepparson Av CARNEGIE 3163	\$1,642,000	12/11/2022
2	42 Lyons St CARNEGIE 3163	\$1,618,000	09/12/2022
3	64 Leila Rd CARNEGIE 3163	\$1,560,000	18/02/2023

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:

13/04/2023 11:37

9 Munro Avenue, Carnegie Vic 3163

**Jellis
Craig**

Ari Levin

9573 6100

0407 412 142

arilevin@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending December 2022: \$1,642,000



4 2 2

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



2 Shepparson Av CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$1,642,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)



42 Lyons St CARNEGIE 3163 (REI)

Agent Comments

4 2 1

Price: \$1,618,000

Method: Private Sale

Date: 09/12/2022

Property Type: House

Land Size: 557 sqm approx



64 Leila Rd CARNEGIE 3163 (REI)

Agent Comments

2 2 2

Price: \$1,560,000

Method: Auction Sale

Date: 18/02/2023

Property Type: House (Res)

Account - Jellis Craig | P: 03 9593 4500



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