

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

49 Blackwood Street, Carnegie Vic 3163

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,150,000

Median sale price

Median price \$1,445,500

House

X

Unit

Suburb Carnegie

Period - From 01/07/2017

to 30/06/2018

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	17 Derby Cr CAULFIELD EAST 3145	\$1,295,000	30/07/2018
2	10 Walnut St CARNEGIE 3163	\$1,222,000	14/07/2018
3	10 Crosbie Rd MURRUMBEENA 3163	\$1,170,000	04/10/2018

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.



Rooms:
Property Type: House (Res)
Agent Comments

Year ending June 2018: \$1,445,500

Price: \$1,295,000
Method: Private Sale
Date: 30/07/2018
Rooms: 4
Property Type: House
Land Size: 495 sqm approx



Price: \$1,222,000
Method: Auction Sale
Date: 14/07/2018
Rooms: 3
Property Type: House (Res)



Price: \$1,170,000
Method: Private Sale
Date: 04/10/2018
Rooms: -
Property Type: House (Res)