

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

68A Lyons Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,707,500

Property Type House

Suburb Carnegie

Period - From 01/01/2021

to 31/03/2021

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	53B Moonya Rd CARNEGIE 3163	\$1,800,000	15/04/2021
2	239A Tucker Rd MCKINNON 3204	\$1,800,000	13/03/2021
3	7A Murrong Av BENTLEIGH EAST 3165	\$1,731,000	27/02/2021

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:

23/06/2021 14:52

Steve Burke
03 9818 1888
0448 331 653
steve.burke@belleproperty.com

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

March quarter 2021: \$1,707,500



4 2 2

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 328 sqm approx

Agent Comments

Comparable Properties



53B Moonya Rd CARNEGIE 3163 (REI/VG)

Agent Comments

4 3 3

Price: \$1,800,000

Method: Private Sale

Date: 15/04/2021

Property Type: House

Land Size: 418 sqm approx



239A Tucker Rd MCKINNON 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,800,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Townhouse (Res)

Land Size: 314 sqm approx



7A Murrong Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 3

Price: \$1,731,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Townhouse (Res)

Land Size: 349 sqm approx