

# 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

16 Kingsley Parade, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,800,000

### 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 | 17 Anthony St ORMOND 3204      | \$1,800,000 | 12/11/2022   |
| 2 | 36 Madden Av CARNEGIE 3163     | \$1,780,000 | 08/12/2022   |
| 3 | 7 Florence St ORMOND 3204      | \$1,735,000 | 04/03/2023   |

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:

14/03/2023 14:47

16 Kingsley Parade, Carnegie Vic 3163

**Jellis  
Craig**

Ari Levin

9573 6100

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arilevin@jellisrcraig.com.au

**Indicative Selling Price**

\$1,800,000

**Median House Price**

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



5 2 2

**Property Type:** House (Res)

**Land Size:** 557 sqm approx

**Agent Comments**

## Comparable Properties



**17 Anthony St ORMOND 3204 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 12/11/2022

**Property Type:** House

**Land Size:** 650 sqm approx



**36 Madden Av CARNEGIE 3163 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,780,000

**Method:** Private Sale

**Date:** 08/12/2022

**Property Type:** House

**Land Size:** 600 sqm approx



**7 Florence St ORMOND 3204 (REI)**

**Agent Comments**

4 1 2

**Price:** \$1,735,000

**Method:** Private Sale

**Date:** 04/03/2023

**Property Type:** House

**Land Size:** 567 sqm approx

**Account - Jellis Craig | P: 03 9593 4500**



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