

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

1 Craigavad 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 \$1,775,000

Property Type House

Suburb Carnegie

Period - From 01/04/2021

to 30/06/2021

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	1 Moira Av CARNEGIE 3163	\$1,910,000	31/07/2021
2	62 Lyons St CARNEGIE 3163	\$1,750,000	22/05/2021
3	7 Hollywood Gr CARNEGIE 3163	\$1,745,000	15/03/2021

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:

03/08/2021 15:04

1 Craigavad Street, Carnegie Vic 3163

**Jellis
Craig**

Robert De Freitas

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Indicative Selling Price

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

Median House Price

June quarter 2021: \$1,775,000



 3  1  4

Property Type: House

Agent Comments

Light filled 3 bedroom Californian Bungalow first time offered in 50 years. Ready to be a new 'forever' home, this family classic enjoys gorgeous period detail, a delightful dining room (gas fire), north facing living & dining, stylish stone kitchen & a Merbau deck in the peaceful rear garden with BBQ hearth & auto garage. With all the hard work done, it has ducted heating, evap cooling, air cond, solar panels, CCTV, a shed & new drive. Walk to Glen Huntly Village, Koornang Road cafes, Monash Uni, train & Caulfield Racecourse.

Comparable Properties



1 Moira Av CARNEGIE 3163 (REI)

Agent Comments

 3  1  1

Price: \$1,910,000

Method: Auction Sale

Date: 31/07/2021

Property Type: House (Res)

Land Size: 622 sqm approx



62 Lyons St CARNEGIE 3163 (REI)

Agent Comments

 4  2  2

Price: \$1,750,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 557 sqm approx



7 Hollywood Gr CARNEGIE 3163 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,745,000

Method: Private Sale

Date: 15/03/2021

Rooms: 5

Property Type: House

Land Size: 483 sqm approx

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