

# 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

16a Elimatta Road, Carnegie Vic 3163

### Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$1,421,000

Property Type House

Suburb Carnegie

Period - From 01/10/2020

to 31/12/2020

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	7A Murrong Av BENTLEIGH EAST 3165	\$1,731,000	27/02/2021
2	341A Mckinnon Rd BENTLEIGH EAST 3165	\$1,712,000	19/01/2021
3	53A Moonya Rd CARNEGIE 3163	\$1,680,000	05/12/2020

**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:

07/04/2021 13:06

**Property Type:** Townhouse

Agent Comments

Zoned conveniently in the new McKinnon Secondary College Zone & a stone's throw from Packer Park comes 2 brand new, luxury residences where expense hasn't been spared. A striking façade sets the tone for what is to come in one of the most sought after pockets of Glen Eira. Conveniently sporting oversized master bedrooms on each level of the home (both with WIR's) as well as multiple living zones, these properties offer as much in space and size as they do in quality and meticulous finish. Features include: Wild oak flooring, Smeg appliances, Allure fitout in bathrooms, Toshiba split systems in each bedroom, built in 6 burner BBQ and so much more! Situated perfectly near several parklands (Packer Park Duncan Mackinnon Reserve, Koornang Park) GESAC, Carnegie Swim Centre, Koornang Road's shops & eateries & ample transport.

## Comparable Properties

**7A Murrong Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

**Price:** \$1,731,000**Method:** Auction Sale**Date:** 27/02/2021**Property Type:** Townhouse (Res)**341A Mckinnon Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

**Price:** \$1,712,000**Method:** Private Sale**Date:** 19/01/2021**Property Type:** Townhouse (Single)**Land Size:** 394 sqm approx**53A Moonya Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

**Price:** \$1,680,000**Method:** Auction Sale**Date:** 05/12/2020**Rooms:** 7**Property Type:** Townhouse (Res)**Land Size:** 418 sqm approx