

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

103 Mimosa Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,650,000

&

\$1,700,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Carnegie

Period - From 01/01/2022

to

31/03/2022

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	47 Shepparson Av CARNEGIE 3163	\$1,682,000	19/02/2022
2	8 Seymour Av CARNEGIE 3163	\$1,670,000	13/11/2021
3			

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:

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103 Mimosa Road, Carnegie Vic 3163

**Jellis
Craig**

Sarah Gursansky

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Indicative Selling Price

\$1,650,000 - \$1,700,000

Median House Price

March quarter 2022: \$1,700,000



 3  1  3

Property Type: House

Land Size: 511 sqm approx

Agent Comments

Comparable Properties



47 Shepparson Av CARNEGIE 3163 (REI)

Agent Comments

 3  1  1

Price: \$1,682,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 564 sqm approx



8 Seymour Av CARNEGIE 3163 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,670,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)

Land Size: 570 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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