

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

4/3 Elliott Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price

\$758,500

Property Type

Unit

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	8/93 Truganini Rd CARNEGIE 3163	\$706,000	27/02/2021
2	G06/14-16 Elliott Av CARNEGIE 3163	\$705,000	23/02/2021
3	201/14-16 Elliott Av CARNEGIE 3163	\$658,000	16/11/2020

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:

03/05/2021 11:35



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Stunning 2 bedroom 2 bathroom ground floor security apartment with gorgeous decked courtyard, featuring a sleek stone kitchen (Ilve appliances), a relaxing living/dining area, 2 generous bedrooms (main - WIR, ensuite; 2nd – BIRs), stylish bathroom & European laundry. With private street access to the 50sqm approx. courtyard, this quality apartment enjoys R/C air cond, video intercom, European Oak floors, double glazed windows, a storage cage and secure basement parking. An exciting lifestyle location, walk to Koornang Road shops and train.

Comparable Properties

**8/93 Truganini Rd CARNEGIE 3163 (REI)**

Agent Comments

2 2 1

Price: \$706,000**Method:** Auction Sale**Date:** 27/02/2021**Property Type:** Apartment**G06/14-16 Elliott Av CARNEGIE 3163 (REI)**

Agent Comments

2 2 1

Price: \$705,000**Method:** Private Sale**Date:** 23/02/2021**Rooms:** 3**Property Type:** Apartment**201/14-16 Elliott Av CARNEGIE 3163 (REI/VG)**

Agent Comments

2 2 1

Price: \$658,000**Method:** Expression of Interest**Date:** 16/11/2020**Property Type:** Apartment**Land Size:** 1076 sqm approx