

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

8 Seymour Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,710,000

Property Type House

Suburb Carnegie

Period - From 01/10/2020

to 30/09/2021

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	13 Byron St CARNEGIE 3163	\$1,700,000	23/10/2021
2	80 Lyons St CARNEGIE 3163	\$1,651,000	08/05/2021
3	13 Leila Rd ORMOND 3204	\$1,600,000	27/04/2021

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:

27/10/2021 09:54

8 Seymour Avenue, Carnegie Vic 3163

**Jellis
Craig**

Mark Staples

9573 6100

0411 527 174

markstaples@jellisrcraig.com.au



3 1 2

Property Type: House

Land Size: 570 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending September 2021: \$1,710,000

Behind its pretty verandah façade, this Edwardian's immediate comfort is matched by an outstanding range of future options that include renovation/extension, a brand new luxury home or redevelopment (STCA) if purchased in conjunction with No 10. Instantly enjoy three generous bedrooms with BIRs, northern lounge, high ceilings, garage and OSP.

Comparable Properties



13 Byron St CARNEGIE 3163 (REI)

Agent Comments

3 1 1

Price: \$1,700,000

Method: Auction Sale

Date: 23/10/2021

Property Type: House (Res)



80 Lyons St CARNEGIE 3163 (REI)

Agent Comments

4 2 2

Price: \$1,651,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

13 Leila Rd ORMOND 3204 (VG)

Agent Comments

3 - -

Price: \$1,600,000

Method: Sale

Date: 27/04/2021

Property Type: House (Res)

Land Size: 585 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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