

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

7/30-32 Ames Avenue Carnegie VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

2/242 Koornang Road Carnegie VIC 3163	\$827,000	14-Sep-19
1/43 Tranmere Avenue Carnegie VIC 3163	\$772,000	16-Apr-19
4/239 Neerim Road Carnegie VIC 3163	\$760,000	28-Feb-19

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 6 months.~~

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2/242 Koornang Road Carnegie VIC 3163

Sold Price

\$827,000

Sold Date

14-Sep-19

2

1

2

Distance

0.54km



1/43 Tranmere Avenue Carnegie VIC 3163

Sold Price

\$772,000

Sold Date

16-Apr-19

2

1

1

Distance

0.15km



4/239 Neerim Road Carnegie VIC 3163

Sold Price

\$760,000

Sold Date

28-Feb-19

2

1

1

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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