# 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 heuse er unit as er

(\*Delete house or unit as applicable)

Median Price	\$575,000	Prope	erty type		Unit	Suburb	Carnegie
Period-from	01 Sep 2018	to	31 Aug 2	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.

This Statement of Information was prepared on: 17 September 2019

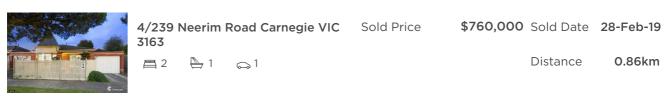


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	2/242 Koornang Road Carnegie VIC Sold Price 3163			\$827,000	Sold Date	14-Sep-19
	📇 2	⇔ 2			Distance	0.54km
Course Course						
	1/43 Tranmere VIC 3163	Avenue Carnegie	Sold Price	\$772,000	Sold Date	16-Apr-19



1/43 Tr VIC 316		Avenue Carnegie	Sold Price	\$772,000	Sold Date	16-Apr-19
<b>E</b> 2	1	<b>⇔</b> 1			Distance	0.15km



**RS** = Recent sale UN = Undisclosed Sale

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