

9 Vine Grove, Carnegie Vic 3163



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
March quarter 2017: \$1,350,000

Comparable Properties



12 Beena Av CARNEGIE 3163 (VG)

Agent Comments



Price: \$1,300,000
Method: Sale
Date: 17/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 584 sqm approx



35 Hunter St CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,287,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 620 sqm approx



215 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,215,000
Method: Auction Sale
Date: 10/06/2017
Rooms: 4
Property Type: House (Res)
Land Size: 595 sqm approx

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

9 Vine Grove, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,350,000

House

X

Suburb

Carnegie

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

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
12 Beena Av CARNEGIE 3163	\$1,300,000	17/04/2017
35 Hunter St CARNEGIE 3163	\$1,287,000	18/03/2017
215 Neerim Rd CARNEGIE 3163	\$1,215,000	10/06/2017