

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

20 Hewitts Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,642,000

Property Type

House

Suburb

Carnegie

Period - From

01/01/2022

to

31/12/2022

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	34 Oakdene Cr CARNEGIE 3163	\$1,000,000	12/11/2022
2			
3			

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:

27/03/2023 09:00

20 Hewitts Road, Carnegie Vic 3163

**Jellis
Craig**

George Katheklakis

9573 6100

0401 531 770

GeorgeKatheklakis@jellisrcraig.com.au

Indicative Selling Price

\$1,050,000

Median House Price

Year ending December 2022: \$1,642,000



Property Type: House (Res)

Land Size: 502 sqm approx

Agent Comments

Comparable Properties



34 Oakdene Cr CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)

Land Size: 241 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500



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