## 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

1/27 Beena Avenue, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$490,000		&		\$530,000			
Median sale pi	rice							
Median price	\$687,500	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/39 Rosstown Rd CARNEGIE 3163	\$542,500	17/04/2021
2	4/9 Park Av GLEN HUNTLY 3163	\$520,000	20/03/2021
3	1/213 Grange Rd GLEN HUNTLY 3163	\$497,000	27/02/2021

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:

27/07/2021 12:29





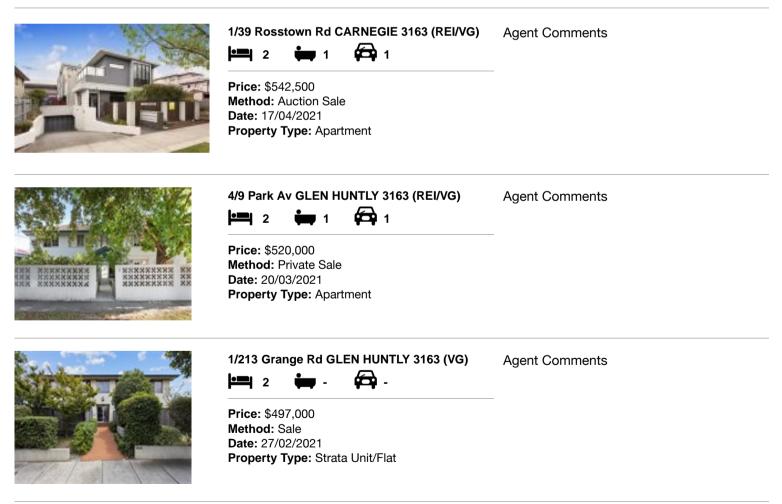


Rooms: 3 Property Type: Apartment Agent Comments Mark Staples 9573 6100 0411 527 174 markstaples@jelliscraig.com.au

> Indicative Selling Price \$490,000 - \$530,000 Median Unit Price June quarter 2021: \$687,500

Ever so rare in a low maintenance living environment, this ground floor apartment enjoys the remarkable delight of a generous north facing garden. Tucked away in a boutique building, a spacious lounge is accompanied by a classic contemporary kitchen with timber benchtops, smart renovated bathroom & two bright bedrooms that offer floor to ceiling BIRs/storage. Outside, the high fenced garden offers an undercover BBQ area, shed storage & plenty of room for vegetable gardens, lawn play or designer landscaping. Includes panel heating, split cooling, double glazing & undercover parking.

# **Comparable Properties**



Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.