

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 consumer.vic.gov.au/underquoting

Range between \$490,000

&

\$530,000

Median sale price

Median price \$687,500

Property Type Unit

Suburb Carnegie

Period - From 01/04/2021

to

30/06/2021

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	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



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Rooms: 3**Property Type:** Apartment

Agent Comments

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

**1/39 Rosstown Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

2 1 1

Price: \$542,500**Method:** Auction Sale**Date:** 17/04/2021**Property Type:** Apartment**4/9 Park Av GLEN HUNTLY 3163 (REI/VG)**

Agent Comments

2 1 1

Price: \$520,000**Method:** Private Sale**Date:** 20/03/2021**Property Type:** Apartment**1/213 Grange Rd GLEN HUNTLY 3163 (VG)**

Agent Comments

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Price: \$497,000**Method:** Sale**Date:** 27/02/2021**Property Type:** Strata Unit/Flat