## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/13 Emily Street, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$480,000		&		\$520,000			
Median sale pr	rice							
Median price	\$645,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/04/2021	to	31/03/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	4/1260 Glen Huntly Rd CARNEGIE 3163	\$510,000	10/02/2022
2	3/10 St Huberts Rd CARNEGIE 3163	\$495,600	23/03/2022
3	6/1 Rosstown Rd CARNEGIE 3163	\$480,000	12/02/2022

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:

05/05/2022 12:48









Property Type: Strata Unit/Flat Land Size: 67 sqm approx Agent Comments

Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

> **Indicative Selling Price** \$480,000 - \$520,000 **Median Unit Price** Year ending March 2022: \$645,000

# **Comparable Properties**



4/1260 Glen Huntly Rd CARNEGIE 3163 (VG) Agent Comments



Price: \$510,000 Method: Sale Date: 10/02/2022 Property Type: Strata Unit/Flat



3/10 St Huberts Rd CARNEGIE 3163 (REI)

Agent Comments





Price: \$495,600 Method: Sold Before Auction Date: 23/03/2022 Property Type: Apartment

6/1 Rosstown Rd CARNEGIE 3163 (REI/VG)



Agent Comments



Price: \$480.000 Method: Auction Sale Date: 12/02/2022 Property Type: Apartment

#### Account - Jellis Craig | P: 03 9593 4500



propertydata

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