



14 Margaret Street, Carnegie

Additional Information

Land size: 640sqm
 Potential new home site (STCA)
 Renovate or extend
 High ceilings
 Bright kitchen & meals
 Sunroom
 Spacious bedrooms
 Renovated main bathroom
 Heating & cooling
 Courtyard

Auction

Sunday 18th February at 11am

Contact

Luke Banitsiotis – 0402 261 116

Close proximity to

Schools

Murumbeena Primary School – Zoned – 1.1km
 Glen Eira College – Zoned – 2.6km
 Monash University Caulfield Campus – 3km
 Carnegie Primary School – 1.2km
 St Patricks Primary School – 1.6km
 Oakleigh Grammar – 2km

Shops

Chadstone Shopping Centre – 2.5km
 Koornang Road Shopping – 700m
 Oakleigh Central Shopping Centre – 3.2km
 Murrumbeena Village & Cafes –
 Westfield Southland –

Parks

Boyd Park – 900m
 Koornang Park – 1.5km
 Murrumbeena Park – 1.6km
 Carnegie Swim Centre – 1.8km

Transport

Murrumbeena Train Station – 400m
 Carnegie Train Station – 1km
 Bus Route 624 – Kew to Oakleigh via Caulfield, Carnegie and Chadstone – Hewitts - 200m
 Bus Route 822 – Chadstone to Sandringham via Murrumbeena & Southland – Blackwood – 700m

Terms

10% deposit, balance 30/45 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

Chattels

All fixed floor coverings, window furnishings and light fittings.

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

14 Margaret Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,530,000

House

X

Unit

Suburb Carnegie

Period - From 01/07/2017

to

30/09/2017

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	11 Beena Av CARNEGIE 3163	\$1,530,000	05/07/2017
2	3 Carmelo Av MALVERN EAST 3145	\$1,430,000	02/09/2017
3	22 Mcpherson Av CARNEGIE 3163	\$1,350,000	03/10/2017

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.



 2  1  1

Rooms:

Property Type: House (Res)

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



11 Beena Av CARNEGIE 3163 (REI)

Agent Comments

 3  1  1

Price: \$1,530,000

Method: Sold Before Auction

Date: 05/07/2017

Rooms: 5

Property Type: House (Res)



3 Carmelo Av MALVERN EAST 3145 (REI)

Agent Comments

 3  1  1

Price: \$1,430,000

Method: Auction Sale

Date: 02/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 641 sqm approx



22 Mcpherson Av CARNEGIE 3163 (REI)

Agent Comments

 3  1  2

Price: \$1,350,000

Method: Private Sale

Date: 03/10/2017

Rooms: -

Property Type: House (Res)

Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.

What are the primary purposes?

They are: to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

What are the secondary purposes?

They are to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

How do I contact you about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email **cway@woodards.com.au**. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or enquires@oaic.gov.au.

Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.