

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

4/26 Ames Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$635,000

Property Type Unit

Suburb Carnegie

Period - From 01/04/2022

to

31/03/2023

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	1/67 Oakleigh Rd CARNEGIE 3163	\$1,293,000	15/02/2023
2	2/76 Darling Rd MALVERN EAST 3145	\$1,208,000	18/02/2023
3	3/2 Newman Av CARNEGIE 3163	\$1,190,000	15/02/2023

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:

07/06/2023 16:15

4/26 Ames Avenue, Carnegie Vic 3163

**Jellis
Craig**

Robert De Freitas

9593 4500

0421 430 350

robertdefreitas@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

Year ending March 2023: \$635,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/67 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,293,000

Method: Sold Before Auction

Date: 15/02/2023

Property Type: Townhouse (Res)



2/76 Darling Rd MALVERN EAST 3145 (REI/VG) Agent Comments

3 2 2

Price: \$1,208,000

Method: Auction Sale

Date: 18/02/2023

Property Type: Townhouse (Res)



3/2 Newman Av CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,190,000

Method: Private Sale

Date: 15/02/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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