

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	1/9 Mimosa Road, Carnegie Vic 3163
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Indicative selling price

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

Range between	\$300,000	&	\$330,000
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Median sale price

Median price	\$705,000	House		Unit	X	Suburb	Carnegie
Period - From	01/04/2017	to	30/06/2017	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	8/9 Dunoon St MURRUMBEENA 3163	\$330,000	03/06/2017
2	3/10 Ormond Rd ORMOND 3204	\$322,000	25/05/2017
3	8/25 Omama Rd MURRUMBEENA 3163	\$300,000	02/08/2017

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.~~



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
June quarter 2017: \$705,000

Comparable Properties



8/9 Dunoon St MURRUMBEENA 3163 (REI/VG) **Agent Comments**

1 1 1

Price: \$330,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 2
Property Type: Apartment



3/10 Ormond Rd ORMOND 3204 (REI/VG) **Agent Comments**

1 1 1

Price: \$322,000
Method: Private Sale
Date: 25/05/2017
Rooms: 2
Property Type: Apartment



8/25 Omama Rd MURRUMBEENA 3163 (REI) **Agent Comments**

1 1 1

Price: \$300,000
Method: Sold After Auction
Date: 02/08/2017
Rooms: 2
Property Type: Apartment