

# 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

7/9 Acacia Street, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$300,000 & \$330,000

### Median sale price

Median price \$708,000 Property Type Unit Suburb Carnegie

Period - From 01/10/2020 to 30/09/2021 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	6/9 Acacia St CARNEGIE 3163	\$332,000	14/07/2021
2	4/5 Gnarwyn Rd CARNEGIE 3163	\$320,000	11/12/2021
3	5/8 Adelaide St MURRUMBEENA 3163	\$320,000	12/12/2021

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:

10/01/2022 15:46

7/9 Acacia Street, Carnegie Vic 3163

**Jellis Craig**

Myron Ching

9573 6100

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**Indicative Selling Price**

\$300,000 - \$330,000

**Median Unit Price**

Year ending September 2021: \$708,000



1 0 1

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 53sqm sqm approx

**Agent Comments**

## Comparable Properties

**6/9 Acacia St CARNEGIE 3163 (VG)**

**Agent Comments**

1 0 0

**Price:** \$332,000

**Method:** Sale

**Date:** 14/07/2021

**Property Type:** Strata Unit/Flat



**4/5 Gnarwyn Rd CARNEGIE 3163 (REI)**

**Agent Comments**

1 1 1

**Price:** \$320,000

**Method:** Auction Sale

**Date:** 11/12/2021

**Property Type:** Apartment



**5/8 Adelaide St MURRUMBEENA 3163 (REI)**

**Agent Comments**

1 1 1

**Price:** \$320,000

**Method:** Private Sale

**Date:** 12/12/2021

**Property Type:** Apartment

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



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