## 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

202/21 Belsize Avenue, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$595,000		&		\$650,000			
Median sale p	rice							
Median price	\$706,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/07/2021	to	30/09/2021		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.

Ado	dress of comparable property	Price	Date of sale
1	307/112 Mimosa Rd CARNEGIE 3163	\$645,000	28/09/2021
2	511/16 Woorayl St CARNEGIE 3163	\$635,000	30/10/2021
3	305/21 Belsize Av CARNEGIE 3163	\$620,000	23/09/2021

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:

07/12/2021 17:22









**Property Type:** Apartment Agent Comments

Campbell Kilsby 03 9532 7399 0402 212 093 ckilsby@greghocking.com.au

Indicative Selling Price \$595,000 - \$650,000 Median Unit Price September quarter 2021: \$706,000

# **Comparable Properties**



307/112 Mimosa Rd CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$645,000 Method: Sold Before Auction Date: 28/09/2021 Rooms: 3 Property Type: Apartment



511/16 Woorayl St CARNEGIE 3163 (REI)

Agent Comments



Price: \$635,000 Method: Sold Before Auction Date: 30/10/2021 Property Type: Apartment



305/21 Belsize Av CARNEGIE 3163 (REI/VG)



G) Agent Comments



Account - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276





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