

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$595,000

&

\$650,000

### Median sale price

Median price

\$706,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/07/2021

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	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**

## 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)** Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 23/09/2021

**Property Type:** Apartment

**Land Size:** 9 sqm approx