

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

Indicative selling price

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

Range between \$1,395,000

&

\$1,530,000

Median sale price

Median price \$1,424,000

Property Type House

Suburb Ormond

Period - From 01/01/2019

to

31/12/2019

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	52 Belsize Av CARNEGIE 3163	\$1,425,000	26/10/2019
2	10 George St MURRUMBEENA 3163	\$1,420,000	30/11/2019
3	34 Rosanna St CARNEGIE 3163	\$1,416,000	17/10/2019

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:

17/02/2020 10:42

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 3  1  2

Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$1,395,000 - \$1,530,000
Median House Price
Year ending December 2019: \$1,424,000

Comparable Properties



52 Belsize Av CARNEGIE 3163 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,425,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 562 sqm approx



10 George St MURRUMBEENA 3163 (REI)

Agent Comments

 2  1  2

Price: \$1,420,000
Method: Auction Sale
Date: 30/11/2019
Rooms: 3
Property Type: House (Res)
Land Size: 672 sqm approx



34 Rosanna St CARNEGIE 3163 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,416,000
Method: Sold Before Auction
Date: 17/10/2019
Rooms: 6
Property Type: House (Res)
Land Size: 695 sqm approx

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.