Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/21 Newman Avenue, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$950,000		&		\$1,045,0	00		
Median sale p	rice							
Median price	\$732,500	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/07/2020	to	30/09/2020)	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1/68 Grange Rd CARNEGIE 3163	\$1,065,000	01/08/2020
2			
3			

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:

29/10/2020 09:53



2/21 Newman Avenue, Carnegie Vic 3163







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 Median Unit Price September quarter 2020: \$732,500

Comparable Properties



1/68 Grange Rd CARNEGIE 3163 (REI/VG)



Price: \$1,065,000 Method: Auction Sale Date: 01/08/2020 Property Type: Unit Agent Comments

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.

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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.