

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

8 Gnarwyn Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,361,000

Property Type House

Suburb Carnegie

Period - From 01/10/2019

to 30/09/2020

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	20 Darling Rd MALVERN EAST 3145	\$1,915,000	27/06/2020
2	27 Willesden Rd HUGHESDALE 3166	\$1,780,000	27/06/2020
3	54 Neville St CARNEGIE 3163	\$1,750,000	02/07/2020

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:

13/10/2020 11:03

8 Gnarwyn Road, Carnegie Vic 3163

**Jellis
Craig**

Mark Staples

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Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending September 2020: \$1,361,000



 4  2  2

Property Type: House

Land Size: 574 sqm approx

Agent Comments

Stylishly renovated family spaces focus on fabulous poolside entertaining in this generous 4 bedroom, 2 bathroom Californian Bungalow. Super smart family accommodation includes bright north facing living areas, Miele/Smeg kitchen with butler's pantry, two studies, irresistible indoor/outdoor entertaining with shimmering self-cleaning pool, remote garage and dual OSP.

Comparable Properties



20 Darling Rd MALVERN EAST 3145 (REI)

Agent Comments

 4  2  3

Price: \$1,915,000

Method: Auction Sale

Date: 27/06/2020

Property Type: House (Res)

Land Size: 747 sqm approx



27 Willesden Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

 4  2  6

Price: \$1,780,000

Method: Auction Sale

Date: 27/06/2020

Rooms: 8

Property Type: House (Res)

Land Size: 667 sqm approx



54 Neville St CARNEGIE 3163 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,750,000

Method: Private Sale

Date: 02/07/2020

Rooms: 8

Property Type: House

Land Size: 789 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.