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

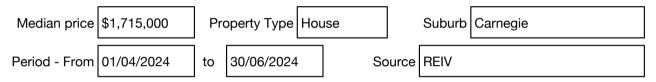
1b Grandview Grove, Carnegie Vic 3163

Indicative selling price

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Single price \$1,095,000

Median sale price



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	27 Huntly St GLEN HUNTLY 3163	\$1,102,000	12/09/2024
2	2/12 Yendon Rd CARNEGIE 3163	\$1,080,000	24/08/2024
3	1a Grandview Gr CARNEGIE 3163	\$1,161,000	15/08/2024

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:

23/09/2024 10:48



1b Grandview Grove, Carnegie Vic 3163



Robert de Freitas 0421 430 350 RobertdeFreitas@jelliscraig.com.au





Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$1,095,000 Median House Price June quarter 2024: \$1,715,000

Comparable Properties



27 Huntly St GLEN HUNTLY 3163 (REI)



Price: \$1,102,000 Method: Sold Before Auction Date: 12/09/2024 Property Type: Townhouse (Res) Agent Comments



2/12 Yendon Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,080,000 Method: Auction Sale Date: 24/08/2024 Property Type: Townhouse (Single)



1a Grandview Gr CARNEGIE 3163 (REI)



EI) Agent Comments

Price: \$1,161,000 Method: Sold Before Auction Date: 15/08/2024 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500



propertydata

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