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

12A Grandview Grove, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ange between \$1,350,000		&		\$1,430,000			
Median sale p	rice							
Median price	\$1,421,000	Property Type Hou		Hou	ISE		Suburb	Carnegie
Period - From	01/10/2020	to	31/12/2020		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	61A Belsize Av CARNEGIE 3163	\$1,475,000	09/12/2020
2	1/1 Kangaroo Rd MURRUMBEENA 3163	\$1,475,000	22/12/2020
3	9A Margaretta Av MURRUMBEENA 3163	\$1,375,000	11/11/2020

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:

22/03/2021 13:09







Property Type: Townhouse (Single) Land Size: 338 sqm approx Agent Comments Robert De Freitas 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,430,000 Median House Price December quarter 2020: \$1,421,000

Superb 4 bedroom 3 bathroom residence with grand proportions and opulence. A statement of quality and style, it features an imposing entry, 2 main bedroom suites (WIRs & striking ensuites), a north facing lounge, terrazzo stone kitchen (Bosch appliances) with spacious dining area; and a sun-drenched paved alfresco area. Only the best, this boutique home has polished boards, zoned ducted heating/air cond, double glazing, solar hot water & a huge auto garage. McKinnon PS zone, walk to Packer Park, Left Field Café & transport.

Comparable Properties

	61A Belsize Av CARNEGIE 3163 (REI/VG) 4 3 614 614 614 614 614 614 614 614 614 614	Agent Comments
	1/1 Kangaroo Rd MURRUMBEENA 3163 (REI/VG) 4 2 2 2 Price: \$1,475,000 Method: Private Sale Date: 22/12/2020 Property Type: House Land Size: 320 sqm approx	Agent Comments
Garifice	9A Margaretta Av MURRUMBEENA 3163 (REI/VG) 4 4 3 2 Price: \$1,375,000 Method: Sold Before Auction Date: 11/11/2020 Property Type: Townhouse (Res) Land Size: 300 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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.