

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 between \$1,350,000

&

\$1,430,000

Median sale price

Median price \$1,421,000

Property Type House

Suburb Carnegie

Period - From 01/10/2020

to 31/12/2020

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	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



4
 3
 2

Property Type: Townhouse
(Single)

Land Size: 338 sqm approx

Agent Comments

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)

Agent Comments

4
 3
 1

Price: \$1,475,000

Method: Private Sale

Date: 09/12/2020

Property Type: House (Res)

Land Size: 274 sqm approx



1/1 Kangaroo Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,475,000

Method: Private Sale

Date: 22/12/2020

Property Type: House

Land Size: 320 sqm approx



9A Margaretta Av MURRUMBEENA 3163 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,375,000

Method: Sold Before Auction

Date: 11/11/2020

Property Type: Townhouse (Res)

Land Size: 300 sqm approx