

# 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

52 Miller Street, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,850,000

### Median sale price

Median price

\$1,950,000

Property Type

House

Suburb

Carnegie

Period - From

01/07/2021

to

30/09/2021

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	27 Leila Rd ORMOND 3204	\$3,000,000	15/05/2021
2	8 Leopold St CAULFIELD SOUTH 3162	\$2,750,000	28/06/2021
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:

25/10/2021 16:17



5 3 4

**Property Type:** House

**Land Size:** 574 sqm approx

**Agent Comments**

Luxurious five bedroom plus study proportions and lushly landscaped gardens form a private family oasis in this spectacular executive residence with lift. Elegant interiors offer multiple living areas, stunning alfresco entertaining with fire pit, up or downstairs main bedroom suites, a large gourmet kitchen with butler's pantry, remote double garage/ workshop.

## Comparable Properties



**27 Leila Rd ORMOND 3204 (REI/VG)**

**Agent Comments**

5 3 4

**Price:** \$3,000,000

**Method:** Auction Sale

**Date:** 15/05/2021

**Property Type:** House

**Land Size:** 740 sqm approx



**8 Leopold St CAULFIELD SOUTH 3162 (VG)**

**Agent Comments**

5 - -

**Price:** \$2,750,000

**Method:** Sale

**Date:** 28/06/2021

**Property Type:** House (Res)

**Land Size:** 642 sqm approx

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.