

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

1A Craigavad Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,258,500

Property Type House

Suburb Carnegie

Period - From 01/07/2019

to 30/09/2019

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	3 Acacia St CARNEGIE 3163	\$1,445,000	14/09/2019
2	52 Belsize Av CARNEGIE 3163	\$1,425,000	26/10/2019
3	34 Rosanna St CARNEGIE 3163	\$1,416,000	17/10/2019

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:

06/11/2019 11:58



3 2 2

Property Type: House (Previously

Occupied - Detached)

Land Size: 611 sqm approx

Agent Comments

In a blue chip precinct, this three-bedroom, two-bathroom home positively radiates family appeal with two separate living domains, indoor/outdoor entertaining and year round swimming pool and spa. With a sunny northern garden, you can instantly enjoy the outdoor living on offer. Includes large central kitchen complete with Miele, ILVA, and Qasair range, ducted heating/cooling, and OFP.

Comparable Properties



3 Acacia St CARNEGIE 3163 (REI)

Agent Comments

3 2 3

Price: \$1,445,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 613 sqm approx



52 Belsize Av CARNEGIE 3163 (REI)

Agent Comments

3 1 1

Price: \$1,425,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 562 sqm approx



34 Rosanna St CARNEGIE 3163 (REI)

Agent Comments

3 1 3

Price: \$1,416,000

Method: Sold Before Auction

Date: 17/10/2019

Rooms: 6

Property Type: House (Res)

Land Size: 695 sqm approx