

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

55 Mclaurin Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,100,000

Property Type Townhouse

Suburb Carnegie

Period - From 25/10/2020

to

24/10/2021

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	3/1 Emma St CAULFIELD SOUTH 3162	\$1,340,000	25/07/2021
2	99a Oakleigh Rd CARNEGIE 3163	\$1,210,000	07/10/2021
3	5/14 Wattle Av GLEN HUNTLY 3163	\$1,155,000	12/10/2021

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 16:44



3 3 2

Rooms: 6

Property Type: House (Res)

Land Size: 300 approx. sqm
approx

[Agent Comments](#)

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median Townhouse Price

25/10/2020 - 24/10/2021: \$1,100,000

Comparable Properties



3/1 Emma St CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)

3 3 2

Price: \$1,340,000

Method: Auction Sale

Date: 25/07/2021

Rooms: 4

Property Type: Townhouse (Res)



99a Oakleigh Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,210,000

Method: Sold Before Auction

Date: 07/10/2021

Property Type: Townhouse (Res)



5/14 Wattle Av GLEN HUNTLY 3163 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,155,000

Method: Private Sale

Date: 12/10/2021

Property Type: Townhouse (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088