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	10/10 Emily Street, Carnegie Vic 3163

Indicative selling price

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

Single price $725,000

Median sale price

Median price $1,055,000 Property Type Townhouse Suburb Carnegie

Period - From 03/06/2021 to 02/06/2022 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	6/10 Emily St, Carnegie, Vic 3163, Australia	$730,000	20/12/2021
2	2/28 Sydney St MURRUMBEENA 3163	$700,000	20/12/2021
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: 03/06/2022 13:55



2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$725,000
Median Townhouse Price
03/06/2021 - 02/06/2022: $1,055,000

Comparable Properties

6/10 Emily St, Carnegie, Vic 3163, Australia (REI)

2 1 1

Agent Comments

Price: $730,000
Method:
Date: 20/12/2021
Property Type: Townhouse (Single)



2/28 Sydney St MURRUMBEENA 3163 (REI)

2 2 1

Agent Comments

Price: $700,000
Method: Private Sale
Date: 20/12/2021
Property Type: Townhouse (Res)

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.

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300

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