

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

48 Emily Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,725,000

&

\$1,775,000

Median sale price

Median price \$1,760,000

Property Type House

Suburb Carnegie

Period - From 01/07/2021

to 30/06/2022

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	1 Nicholls Rd ORMOND 3204	\$1,845,000	23/06/2022
2	1 Plunkett Av CARNEGIE 3163	\$1,780,000	05/03/2022
3	10 Ames Av CARNEGIE 3163	\$1,765,000	29/06/2022

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:

08/08/2022 10:53



4 2 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,725,000 - \$1,775,000

Median House Price

Year ending June 2022: \$1,760,000

Comparable Properties



1 Nicholls Rd ORMOND 3204 (REI)

Agent Comments

4 2 2

Price: \$1,845,000

Method: Sold Before Auction

Date: 23/06/2022

Property Type: House (Res)



1 Plunkett Av CARNEGIE 3163 (REI/VG)

Agent Comments

4 1 2

Price: \$1,780,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 728 sqm approx



10 Ames Av CARNEGIE 3163 (REI)

Agent Comments

3 1 2

Price: \$1,765,000

Method: Auction Sale

Date: 29/06/2022

Property Type: House (Res)

Land Size: 772 sqm approx