

# 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

1/8a Judith 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 \$975,000

### Median sale price

Median price \$1,788,000

Property Type House

Suburb Carnegie

Period - From 01/04/2021

to 31/03/2022

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	7/81-85 Rosanna St CARNEGIE 3163	\$972,500	10/02/2022
2	1/4 Valkstone St BENTLEIGH EAST 3165	\$960,000	19/02/2022
3	2/59 Moonya Rd CARNEGIE 3163	\$950,500	22/06/2022

**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:

11/07/2022 10:46

1/8a Judith Street, Carnegie Vic 3163

**Jellis  
Craig**

Mark Staples  
9573 6100  
0411 527 174

markstaples@jellisrcraig.com.au

**Indicative Selling Price**

\$975,000

**Median House Price**

Year ending March 2022: \$1,788,000



2   1   1

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**7/81-85 Rosanna St CARNEGIE 3163 (REI)**

Agent Comments

3   1   1

**Price:** \$972,500

**Method:** Auction Sale

**Date:** 10/02/2022

**Property Type:** Unit



**1/4 Valkstone St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$960,000

**Method:** Auction Sale

**Date:** 19/02/2022

**Property Type:** Unit



**2/59 Moonya Rd CARNEGIE 3163 (REI)**

Agent Comments

3   2   1

**Price:** \$950,500

**Method:** Sold Before Auction

**Date:** 22/06/2022

**Property Type:** Unit

Account - Jellis Craig | P: 03 9593 4500



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