

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

2 Gilbert Grove, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

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	109 Leila Rd ORMOND 3204	\$1,635,000	02/06/2022
2	7 Kangaroo Rd MURRUMBEENA 3163	\$1,530,000	23/06/2022
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:

07/09/2022 09:46

2 Gilbert Grove, Carnegie Vic 3163

**Jellis
Craig**

Mark Staples

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

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



3 1 2

Property Type: House

Land Size: 748 sqm approx

Agent Comments

Comparable Properties



109 Leila Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 3

Price: \$1,635,000

Method: Private Sale

Date: 02/06/2022

Rooms: 4

Property Type: House

Land Size: 715 sqm approx



7 Kangaroo Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

4 2 2

Price: \$1,530,000

Method: Sold Before Auction

Date: 23/06/2022

Property Type: House (Res)

Land Size: 602 sqm approx

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 - Jellis Craig | P: 03 9593 4500



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