

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

4 Patterson Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,750,000 & \$1,825,000

Median sale price

Median price \$1,655,000 Property Type House Suburb Carnegie

Period - From 01/01/2023 to 31/12/2023 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 | 18 Thomasina St BENTLEIGH EAST 3165 | \$1,850,000 | 14/10/2023 |
| 2 | 145 Leila Rd CARNEGIE 3163 | \$1,800,000 | 20/10/2023 |
| 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:

26/03/2024 17:20



Property Type: House
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,825,000
Median House Price
Year ending December 2023: \$1,655,000

Comparable Properties



18 Thomasina St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,850,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 604 sqm approx



145 Leila Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,800,000
Method: Sold Before Auction
Date: 20/10/2023
Property Type: House (Res)
Land Size: 599 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.