

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

105/2 Belsize Avenue, Carnegie Vic 3163

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

Carnegie

Period - From

21/10/2018

to

20/10/2019

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 | 8/24 Holloway St ORMOND 3204 | \$495,000 | 14/09/2019 |
| 2 | 5/1299 Glen Huntly Rd CARNEGIE 3163 | \$480,000 | 11/08/2019 |
| 3 | 6/7 Wild Cherry Rd ORMOND 3204 | \$480,000 | 12/10/2019 |

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:

21/10/2019 11:58



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$495,000

Median Unit Price

21/10/2018 - 20/10/2019: \$565,000

Comparable Properties



8/24 Holloway St ORMOND 3204 (REI)

Agent Comments

 2  1  1

Price: \$495,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Apartment



5/1299 Glen Huntly Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$480,000

Method: Sold Before Auction

Date: 11/08/2019

Rooms: 4

Property Type: Apartment



6/7 Wild Cherry Rd ORMOND 3204 (REI)

Agent Comments

 2  1  1

Price: \$480,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Apartment