

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

18b Patterson Street, Carnegie Vic 3163

Indicative selling price

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

Single price \$2,089,500

Median sale price

Median price \$642,500

Property Type Unit

Suburb Carnegie

Period - From 01/07/2024

to 30/09/2024

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	8b Blackshaw St MCKINNON 3204	\$1,900,000	10/10/2024
2	24a Coling Av CARNEGIE 3163	\$1,925,000	23/08/2024
3	151b Oakleigh Rd CARNEGIE 3163	\$2,068,000	09/07/2024

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:

02/12/2024 11:26



Property Type: Townhouse

Comparable Properties



8b Blackshaw St MCKINNON 3204 (REI)

Agent Comments



Price: \$1,900,000

Method: Sold Before Auction

Date: 10/10/2024

Property Type: Townhouse (Res)

24a Coling Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,925,000

Method: Sold Before Auction

Date: 23/08/2024

Property Type: Townhouse (Res)

151b Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$2,068,000

Method: Sold Before Auction

Date: 09/07/2024

Property Type: Townhouse (Res)

Land Size: 340 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604