

5a Hethersett Grove, Carnegie Vic 3163



 4  2  1

Rooms: 6

Property Type: Townhouse

Land Size: 377 approx sqm
approx

Agent Comments

Well built, brand new architecturally designed townhouse

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2017: \$1,350,000

Comparable Properties



15a Wild Cherry Rd ORMOND 3204 (REI)

 4  2  1

Price: \$1,618,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 400 sqm approx

Agent Comments

Similar build/layout (bedrooms appear smaller).
Land slightly larger.



49b Leila Rd ORMOND 3204 (REI/VG)

 3  2  2

Price: \$1,545,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 391 sqm approx

Agent Comments

Single storey - not close to shops, train

5b Hethersett Gr CARNEGIE 3163 (REI)

 4  2  1

Price: \$1,505,000

Method: Private Sale

Date: 20/05/2017

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

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

5a Hethersett Grove, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,350,000

House

X

Suburb

Carnegie

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
15a Wild Cherry Rd ORMOND 3204	\$1,618,000	01/07/2017
49b Leila Rd ORMOND 3204	\$1,545,000	25/03/2017
5b Hethersett Gr CARNEGIE 3163	\$1,505,000	20/05/2017