

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

28 Arawatta Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,421,000

Property Type House

Suburb Carnegie

Period - From 01/10/2020

to 31/12/2020

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 Lindsay Av MURRUMBEENA 3163	\$1,700,000	12/12/2020
2	1 Joyous Gard Ct MURRUMBEENA 3163	\$1,600,000	11/12/2020
3	62 Miller St CARNEGIE 3163	\$1,506,000	27/02/2021

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:

01/03/2021 11:12



Property Type: House

Land Size: 554 sqm approx

Agent Comments

A picture perfect family haven in an exceptionally convenient location, this fully renovated Bungalow promises an unbeatable family lifestyle just meters from Koornang Road. In a quiet cul de sac, generous accommodation combines period charm and stylish modern function in light filled proportions that conclude with sunny open living areas, alfresco entertaining and a northern rear garden.

Comparable Properties



8 Lindsay Av MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,700,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 644 sqm approx



1 Joyous Gard Ct MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,600,000

Method: Private Sale

Date: 11/12/2020

Property Type: House

Land Size: 582 sqm approx



62 Miller St CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,506,000

Method: Auction Sale

Date: 27/02/2021

Rooms: 6

Property Type: House (Res)

Land Size: 582 sqm approx