

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

1/12 Leila Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$550,000

&

\$580,000

Median sale price

Median price \$737,000

Property Type Unit

Suburb Carnegie

Period - From 01/10/2019

to 31/12/2019

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.

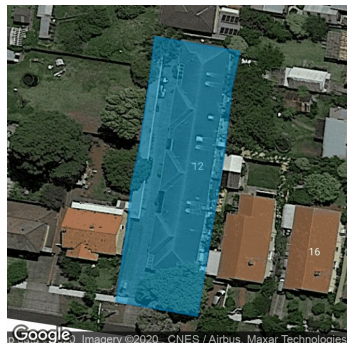
	Address of comparable property	Price	Date of sale
1	3/14 Maroona Rd CARNEGIE 3163	\$600,000	21/12/2019
2	4/33 Jersey Pde CARNEGIE 3163	\$572,000	19/10/2019
3	5/12 Leila Rd CARNEGIE 3163	\$570,000	29/11/2019

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:

06/03/2020 12:22



2
 1
 1

Rooms: 2

Property Type: Strata Unit/Flat

Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

December quarter 2019: \$737,000

Agent Comments

Set behind a park-like garden in this well-maintained garden block, this street front 2 bedroom villa has been modernised in the 90s to create low maintenance ease, featuring an elegantly spacious living room, galley style kitchen/meals (Bosch appliances), 2 double bedrooms (BIRs), bright bathroom/laundry and a separate toilet. A retro villa with timeless qualities, complete with security doors, gas heating, an air conditioner, private use of a paved cottage style courtyard (shed) and a carport. In a wide tree lined avenue in a small group of 7, walk to North Rd shops, Ormond station, Monash Uni bus & Packer Park.

Comparable Properties

3/14 Maroona Rd CARNEGIE 3163 (VG)

Agent Comments

2
 -
 -

Price: \$600,000

Method: Sale

Date: 21/12/2019

Property Type: Strata Unit/Flat



4/33 Jersey Pde CARNEGIE 3163 (REI/VG)

Agent Comments

2
 1
 1

Price: \$572,000

Method: Auction Sale

Date: 19/10/2019

Rooms: 4

Property Type: Unit

5/12 Leila Rd CARNEGIE 3163 (VG)

Agent Comments

2
 -
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Price: \$570,000

Method: Sale

Date: 29/11/2019

Property Type: Flat/Unit/Apartment (Res)