

# 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

1/10 Jersey Parade, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### 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	2/64 Lillimur Rd ORMOND 3204	\$814,000	26/10/2019
2	7 Lord St CAULFIELD EAST 3145	\$793,000	09/11/2019
3	1/4 Woornack Rd CARNEGIE 3163	\$775,000	16/11/2019

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:

25/03/2020 17:40

**Property Type:** Unit

Agent Comments

Opportunity on the edge of the Koornang Road precinct, this comfortable craftsman-built home feels more like a stand-alone residence with an easy lock up and leave environment. Independently set on a sunny corner behind its own street frontage, generous proportions provide instant comfort with excellent scope to add further value if or whenever desired. Includes generous north facing living areas, immaculate kitchen and bathroom, two bedrooms with BIRs, ducted heating, wrap-around garden and rear courtyard, sizeable storage room, own driveway, garage, gated OSP.

## Comparable Properties

**2/64 Lillimur Rd ORMOND 3204 (REI/VG)**

Agent Comments

**Price:** \$814,000**Method:** Auction Sale**Date:** 26/10/2019**Rooms:** 4**Property Type:** Unit**7 Lord St CAULFIELD EAST 3145 (REI/VG)**

Agent Comments

**Price:** \$793,000**Method:** Auction Sale**Date:** 09/11/2019**Rooms:** 3**Property Type:** Villa**Land Size:** 1617 sqm approx**1/4 Woornack Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

**Price:** \$775,000**Method:** Auction Sale**Date:** 16/11/2019**Property Type:** Unit