

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	4/12 St Huberts Road, Carnegie Vic 3163
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Indicative selling price

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

Range between	\$290,000	&	\$315,000
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Median sale price

Median price	\$525,000	House		Unit	X	Suburb	Carnegie
Period - From	01/01/2018	to	31/12/2018	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	7/14 Yendon Rd CARNEGIE 3163	\$340,000	22/12/2018
2	4/26 Shepparson Av CARNEGIE 3163	\$319,000	20/11/2018
3	5/12 Grange Rd CARNEGIE 3163	\$310,000	12/11/2018

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.



 1  1  1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



7/14 Yendon Rd CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

Price: \$340,000

Method: Private Sale

Date: 22/12/2018

Rooms: -

Property Type: Apartment



4/26 Shepparson Av CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

Price: \$319,000

Method: Private Sale

Date: 20/11/2018

Rooms: -

Property Type: Apartment



5/12 Grange Rd CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

Price: \$310,000

Method: Private Sale

Date: 12/11/2018

Rooms: -

Property Type: Apartment