

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

53b Moonya Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$1,795,000

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	7A Murrong Av BENTLEIGH EAST 3165	\$1,731,000	27/02/2021
2	341B Mckinnon Rd BENTLEIGH EAST 3165	\$1,712,000	04/02/2021
3	38B Barrington St BENTLEIGH EAST 3165	\$1,700,000	20/03/2021

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:

12/04/2021 10:54



 4  3  3

Property Type: House (Res)

Land Size: 418 sqm approx

Agent Comments

Comparable Properties



7A Murrong Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  3

Price: \$1,731,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Townhouse (Res)



341B Mckinnon Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,712,000

Method: Private Sale

Date: 04/02/2021

Property Type: Townhouse (Single)



38B Barrington St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,700,000

Method: Private Sale

Date: 20/03/2021

Property Type: Townhouse (Res)