Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 53b Moonya Road, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	ı/underquo	ting		
Single pric	e \$1,795,000							
Median sale p	rice							
Median price	\$1,421,000	Pro	operty Type	Ηοι	lse		Suburb	Carnegie
Period - From	01/10/2020	to	31/12/2020)	Sc	ource	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.

Ado	dress 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:

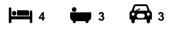
12/04/2021 10:54





Ari Levin





Property Type: House (Res) **Land Size:** 418 sqm approx Agent Comments 9573 6100 0407 412 142 arilevin@jelliscraig.com.au

Indicative Selling Price \$1,795,000 Median House Price December quarter 2020: \$1,421,000

Comparable Properties



7A Murrong Av BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,731,000 Method: Auction Sale Date: 27/02/2021 Property Type: Townhouse (Res)



341B Mckinnon Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,712,000 Method: Private Sale Date: 04/02/2021 Property Type: Townhouse (Single)



38B Barrington St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,700,000 Method: Private Sale Date: 20/03/2021 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.