

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

17 Neville Street, Carnegie Vic 3163

Indicative selling price

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

Single price \$1,850,000

Median sale price

Median price \$1,575,000

Property Type House

Suburb Carnegie

Period - From 01/04/2022

to 31/03/2023

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	5 Madden Av CARNEGIE 3163	\$1,890,000	01/04/2023
2	1290 Glen Huntly Rd CARNEGIE 3163	\$1,860,000	13/05/2023
3	21 Chestnut St CARNEGIE 3163	\$1,800,000	01/04/2023

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:

05/06/2023 16:42



Property Type: House (Res)

Land Size: 566 sqm approx

Agent Comments

Comparable Properties



5 Madden Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,890,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)



1290 Glen Huntly Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,860,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)



21 Chestnut St CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,800,000

Method: Private Sale

Date: 01/04/2023

Property Type: House