

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

1/36 Toolambool Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$830,000

&

\$880,000

Median sale price

Median price

\$695,000

Property Type

Unit

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	3/114 Neville St CARNEGIE 3163	\$900,000	09/02/2021
2	2/9 Macgowan Av GLEN HUNTLY 3163	\$850,000	27/01/2021
3	3/85-87 Miller St CARNEGIE 3163	\$830,000	27/02/2021

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:

01/03/2021 11:27



Property Type: Unit

Agent Comments

Awash with natural light on a sunny northern corner, this two bedroom unit's immaculate single level spaces and delightful garden boasts a rare sense of independence just metres from Koornang Road. Perfectly private behind its own street frontage, an impressively spacious layout enjoys its own secure street entry and private driveway to a remote garage with internal access. Includes a beautifully bright living room, spotless kitchen with gas appliances and adjoining dining, alfresco entertaining, two inviting bedrooms with BIRs, family bathroom with separate WC, dedicated laundry, additional OSP.

Comparable Properties



3/114 Neville St CARNEGIE 3163 (REI)

Agent Comments



Price: \$900,000

Method: Sold Before Auction

Date: 09/02/2021

Property Type: Unit



2/9 Macgowan Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$850,000

Method: Sold Before Auction

Date: 27/01/2021

Property Type: Unit

Land Size: 720 sqm approx



3/85-87 Miller St CARNEGIE 3163 (REI)

Agent Comments



Price: \$830,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Unit