### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$695,000	Pro	perty Type U	nit		Suburb	Carnegie
Period - From	01/10/2020	to	31/12/2020	So	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.

#### Address of comparable property

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 comparableproperties 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
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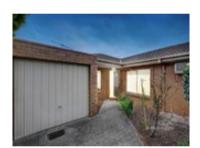
**Indicative Selling Price** \$830,000 - \$880,000 **Median Unit Price** December quarter 2020: \$695,000



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)





Price: \$900,000

Method: Sold Before Auction

Date: 09/02/2021 Property Type: Unit **Agent Comments** 



2/9 Macgowan Av GLEN HUNTLY 3163 (REI)

**-**





Price: \$850,000

Method: Sold Before Auction

Date: 27/01/2021 Property Type: Unit

Land Size: 720 sqm approx

Agent Comments



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



Price: \$830.000 Method: Auction Sale Date: 27/02/2021 Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9593 4500



