

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

48a Morgan Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,655,000

Property Type House

Suburb Carnegie

Period - From 01/01/2023

to

31/12/2023

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	8 Culma St GLEN HUNTLY 3163	\$1,535,000	24/02/2024
2	27a Kinlock Av MURRUMBEENA 3163	\$1,535,000	17/02/2024
3	2/3 Hinton Rd GLEN HUNTLY 3163	\$1,425,000	24/03/2024

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:

26/03/2024 16:01

48a Morgan Street, Carnegie Vic 3163



James Annett
03 9509 0411
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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

Year ending December 2023: \$1,655,000



3 2 2

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 298 sqm approx

Agent Comments

Comparable Properties



8 Culma St GLEN HUNTLY 3163 (REI)

Agent Comments

4 2 2

Price: \$1,535,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)



27a Kinlock Av MURRUMBEENA 3163 (REI)

Agent Comments

3 2 1

Price: \$1,535,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Townhouse (Res)



2/3 Hinton Rd GLEN HUNTLY 3163 (REI)

Agent Comments

3 2 2

Price: \$1,425,000

Method: Auction Sale

Date: 24/03/2024

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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