

# 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

64 Blackwood Street, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,525,000

&

\$1,625,000

### Median sale price

Median price

\$1,710,000

Property Type

House

Suburb

Carnegie

Period - From

01/10/2020

to

30/09/2021

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	13 Byron St CARNEGIE 3163	\$1,700,000	23/10/2021
2	18 Arthur St HUGHESDALE 3166	\$1,630,000	07/08/2021
3	32 Omama Rd MURRUMBEENA 3163	\$1,525,000	17/07/2021

**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:

26/10/2021 12:07

64 Blackwood Street, Carnegie Vic 3163

**Jellis  
Craig**

Mark Staples

9573 6100

0411 527 174

markstaples@jellisrcraig.com.au



3 1 1

**Property Type:** House

**Land Size:** 434 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,525,000 - \$1,625,000

**Median House Price**

Year ending September 2021: \$1,710,000

Captivating character and chic contemporary style sit peacefully in a glorious garden paradise in this super smart 1920's home. Beautifully renovated, spacious single level accommodation includes three bedrooms with BIRs, lounge with fireplace, open living/dining with Bosch kitchen, alfresco entertaining, landscaped garden with separate study/studio and secure OSP.

## Comparable Properties



**13 Byron St CARNEGIE 3163 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 23/10/2021

**Property Type:** House (Res)



**18 Arthur St HUGHESDALE 3166 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,630,000

**Method:** Auction Sale

**Date:** 07/08/2021

**Property Type:** House



**32 Omama Rd MURRUMBEENA 3163 (REI/VG)** **Agent Comments**

3 1 2

**Price:** \$1,525,000

**Method:** Auction Sale

**Date:** 17/07/2021

**Property Type:** House (Res)

**Land Size:** 384 sqm approx

**Account - Jellis Craig | P: 03 9593 4500**



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