

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

4 Buckley Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,361,000

Property Type House

Suburb Carnegie

Period - From 01/10/2019

to 30/09/2020

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	16 Frogmore Rd CARNEGIE 3163	\$1,660,000	13/11/2020
2	11 McLaurin Rd CARNEGIE 3163	\$1,640,888	23/06/2020
3	37 Ardyne St MURRUMBEENA 3163	\$1,599,000	31/05/2020

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:

19/11/2020 14:17

4 Buckley Street, Carnegie Vic 3163

**Jellis
Craig**

Mark Staples

9573 6100

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markstaples@jellisrcraig.com.au

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending September 2020: \$1,361,000



 3  2 

Property Type: House

Agent Comments

Beautiful c.1910 detailing adorns smart fashion-forward interiors in this stylishly renovated Edwardian featuring two separate living areas, alfresco entertaining, a brand new kitchen and divine main bedroom suite with OFP, WIR and ensuite. Includes two bedrooms with BIRs, large family bathroom, attic storage with ladder, rear garden with ROW access. Close to Koornang Road shops and restaurants, popular schools, Monash University and a range of transport options.

Comparable Properties



16 Frogmore Rd CARNEGIE 3163 (REI)

Agent Comments

 3  2  2

Price: \$1,660,000

Method: Private Sale

Date: 13/11/2020

Property Type: House



11 McLaurin Rd CARNEGIE 3163 (VG)

Agent Comments

 3  -  -

Price: \$1,640,888

Method: Sale

Date: 23/06/2020

Property Type: House (Res)

Land Size: 551 sqm approx



37 Ardyne St MURRUMBEENA 3163 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,599,000

Method: Private Sale

Date: 31/05/2020

Property Type: House (Res)

Land Size: 557 sqm approx

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.