

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

1/15 Elizabeth Crescent, Carnegie Vic 3163

Indicative selling price

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

Single price \$795,000

Median sale price

Median price \$637,000

Property Type Unit

Suburb Carnegie

Period - From 01/10/2023

to 30/09/2024

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	9/502 Neerim Rd MURRUMBEENA 3163	\$815,000	20/11/2024
2	5/6 Ulupna Rd ORMOND 3204	\$762,000	07/11/2024
3	3/29 Emily St CARNEGIE 3163	\$835,000	27/10/2024

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:

07/12/2024 12:53

1/15 Elizabeth Crescent, Carnegie Vic 3163

**Jellis
Craig**

Myron Ching

9573 6100

0431 262 955

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Indicative Selling Price

\$795,000

Median Unit Price

Year ending September 2024: \$637,000



2 1 2

Property Type: Unit

Comparable Properties



9/502 Neerim Rd MURRUMBEENA 3163 (REI)

[Agent Comments](#)

2 1 2

Price: \$815,000

Method: Sold Before Auction

Date: 20/11/2024

Property Type: Unit



5/6 Ulupna Rd ORMOND 3204 (REI)

[Agent Comments](#)

2 1 1

Price: \$762,000

Method: Private Sale

Date: 07/11/2024

Property Type: Unit



3/29 Emily St CARNEGIE 3163 (REI)

[Agent Comments](#)

2 1 1

Price: \$835,000

Method: Auction Sale

Date: 27/10/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500



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