

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

2 Patterson Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

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	13 Hunter St CARNEGIE 3163	\$1,461,000	14/11/2020
2	8 Elimatta Rd CARNEGIE 3163	\$1,435,000	05/08/2020
3	30 Dalny Rd MURRUMBEENA 3163	\$1,375,000	26/10/2020

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:

02/12/2020 13:50

2 Patterson Street, Carnegie Vic 3163

**Jellis
Craig**

Mark Staples

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

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



4 2 2

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Generous proportions provide comfort today as well as options for tomorrow in this impressive 4 bedroom plus study home just metres from Packer Park. Immaculate accommodation includes lavishly large north facing living areas, granite kitchen with smeg/Bosch appliances, main bedroom with WIR/ensuite, patio entertaining, sunny rear garden, secure carport.

Comparable Properties

13 Hunter St CARNEGIE 3163 (REI)

Agent Comments

3 1 1

Price: \$1,461,000

Method: Auction Sale

Date: 14/11/2020

Property Type: House (Res)



8 Elimatta Rd CARNEGIE 3163 (REI)

Agent Comments

4 2 2

Price: \$1,435,000

Method: Sold Before Auction

Date: 05/08/2020

Rooms: 6

Property Type: House

Land Size: 664 sqm approx



30 Dalny Rd MURRUMBEENA 3163 (REI)

Agent Comments

4 2 1

Price: \$1,375,000

Method: Private Sale

Date: 26/10/2020

Property Type: House

Land Size: 771 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.