

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

62 Lyons Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,480,000 & \$1,600,000

Median sale price

Median price \$1,707,500 Property Type House Suburb Carnegie

Period - From 01/01/2021 to 31/03/2021 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	40 Ames Av CARNEGIE 3163	\$1,625,000	10/04/2021
2	1 Joyous Gard Ct MURRUMBEENA 3163	\$1,600,000	11/12/2020
3	62 Miller St CARNEGIE 3163	\$1,506,000	27/02/2021

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:

04/05/2021 10:58



Property Type: House (Previously Occupied - Detached)

Land Size: 557 sqm approx

Agent Comments

Situated in one of Carnegie's most desirable pockets with the beautiful outlook of facing Koornang Park, this beautifully maintained cream brick classic is ready for the next owner to move into and call it home. A charming formal dining and living set up at the front of the home with an open fireplace sets the tone for what is to come. Look further past that and you will find a home that sports 3 bedrooms and 1 bathroom internally as well as a self-contained bungalow at the rear of the property. The vendors have taken pride in maintaining the home over the last 30+ years.

Comparable Properties



40 Ames Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,625,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 371 sqm approx



1 Joyous Gard Ct MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,600,000

Method: Private Sale

Date: 11/12/2020

Property Type: House

Land Size: 582 sqm approx



62 Miller St CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,506,000

Method: Auction Sale

Date: 27/02/2021

Rooms: 6

Property Type: House (Res)

Land Size: 582 sqm approx