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 | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|----------|
| Range betweer | n \$1,480,000 | | & | | \$1,600,0 | 00 | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$1,707,500 | Pro | operty Type | Hou | se | | Suburb | Carnegie |
| Period - From | 01/01/2021 | to | 31/03/2021 | | So | urce | 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.

| Ade | dress 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





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Property Type: House (Previously Occupied - Detached) Land Size: 557 sqm approx Agent Comments Indicative Selling Price \$1,480,000 - \$1,600,000 Median House Price March quarter 2021: \$1,707,500

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) 1 4 1 2 2 2 2 | 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) 2 4 | 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) 4 4 2 2 2 | Agent Comments | | |
| | Price: \$1,506,000 Method: Auction Sale Date: 27/02/2021 | | | |
| Sunfer | Rooms: 6 Property Type: House (Res) Land Size: 582 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.