



3
 2
 2

Rooms:**Property Type:** Land**Land Size:** 602 sqm

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median House Price

Year ending March 2017: \$1,350,000

Enjoying beautiful views of Packer Park, this quality built c1980 3 bedroom 2 bathroom single level family home has scope to extend to take even more advantage of the park views, featuring 2 generous living zones, a large eat-in kitchen, 2 sun drenched alfresco courtyards plus an expansive rear garden & a double auto garage. Metres to Left Field café, in McKinnon PS zone.

Comparable Properties

**60 Miller St CARNEGIE 3163 (REI)**

2
 1
 1

Price: \$1,424,000**Method:** Auction Sale**Date:** 08/04/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 537 sqm

Agent Comments

Slightly less land and one less bed and bathroom

**53 Moonya Rd CARNEGIE 3163 (REI/VG)**

4
 3
 4

Price: \$1,423,000**Method:** Auction Sale**Date:** 19/11/2016**Rooms:** 7**Property Type:** House (Res)**Land Size:** 840 sqm

Agent Comments

On a bigger block with an extra bedroom, bathroom and car space

**52 Wallace Av MURRUMBEENA 3163 (REI)**

2
 1
 1

Price: \$1,416,000**Method:** Auction Sale**Date:** 22/04/2017**Rooms:** 3**Property Type:** House (Res)**Land Size:** 610 sqm

Agent Comments

Very similar land with one less bedroom and bathroom

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

135 Leila Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,350,000

&

\$1,485,000

Median sale price

Median price \$1,350,000

House

X

Suburb

Carnegie

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
60 Miller St CARNEGIE 3163	\$1,424,000	08/04/2017
53 Moonya Rd CARNEGIE 3163	\$1,423,000	19/11/2016
52 Wallace Av MURRUMBEENA 3163	\$1,416,000	22/04/2017