

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 | 208/122 Mimosa Road, Carnegie Vic 3163 |
|---|--|

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$520,000 | & | \$570,000 |
|---------------|-----------|---|-----------|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|----------|
| Median price | \$511,000 | House | | Unit | X | Suburb | Carnegie |
| Period - From | 01/07/2018 | to | 30/09/2018 | 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 | 1a/212 Kambrook Rd CAULFIELD 3162 | \$570,000 | 21/07/2018 |
| 2 | 112/41 Murrumbeena Rd MURRUMBEENA 3163 | \$550,000 | 06/10/2018 |
| 3 | 202/41 Murrumbeena Rd MURRUMBEENA 3163 | \$530,000 | 07/06/2018 |

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
September quarter 2018: \$511,000

Comparable Properties



1a/212 Kambrook Rd CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$570,000
Method: Auction Sale
Date: 21/07/2018
Rooms: -
Property Type: Flat



112/41 Murrumbeena Rd MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 06/10/2018
Rooms: -
Property Type: Apartment



202/41 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 07/06/2018
Rooms: 3
Property Type: Apartment