#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,550,000	&	\$1,600,000
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#### Median sale price

Median price	\$1,235,000	Pro	perty Type	House		Suburb	Carnegie
Period - From	29/10/2018	to	28/10/2019	S	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	25 Murrumbeena Cr MURRUMBEENA 3163	\$1,680,000	07/09/2019
2	18 James St GLEN HUNTLY 3163	\$1,602,000	07/09/2019
3			

#### 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:	29/10/2019 15:02



Date of sale

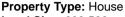


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> **Indicative Selling Price** \$1,550,000 - \$1,600,000 **Median House Price**

29/10/2018 - 28/10/2019: \$1,235,000





Land Size: 623.588 sqm approx

**Agent Comments** 



Beautifully renovated 4 bedroom 2.5 bathroom Californian Bungalow, with private gate to Rosanna Reserve, enjoying a gorgeous main bedroom (fitted WIR & marble spa ensuite), north facing lounge (OFP), classic dining/study (OFP), stunning open living & dining, stylish stone kitchen (Ilve stove), a relaxing covered alfresco in the picturesque rear garden, superb period detail, solar panels, 2 water tanks, ducted heating/air cond, abundant storage, workshop & tandem parking (auto gates). Between Packer Park & Koornang Park.

## Comparable Properties



25 Murrumbeena Cr MURRUMBEENA 3163

(REI)

Price: \$1,680,000 Method: Auction Sale Date: 07/09/2019

Property Type: House (Res)

**Agent Comments** 



18 James St GLEN HUNTLY 3163 (REI)



Price: \$1,602,000 Method: Auction Sale Date: 07/09/2019

Property Type: House (Res) Land Size: 670 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



