

# 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

8a Porter Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/10/2020

to

31/12/2020

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		
2		
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:

09/03/2021 07:44



 3    2    1

**Property Type:** Townhouse (Res)

**Land Size:** 183 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Unit Price**

December quarter 2020: \$695,000

Striking sophistication defines this contemporary 3 bedroom 2.5 bathroom residence. Secluded and secure, this ultra-modern abode showcases polished concrete floors in the sun-filled open plan living & dining area, bi-fold doors to the north facing deck (bench seating) with lush green borders; a Smeg stone kitchen, a converted garage (retreat/study & workshop), ducted heating, R/C air cond, an alarm, instant hot water, double blinds and driveway parking. Near Carnegie PS, trams, Koornang Park & Carnegie Swim Centre.

## Comparable Properties

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