

# 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

9 Mernda Avenue, 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 \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,258,500

Property Type House

Suburb Carnegie

Period - From 01/07/2019

to 30/09/2019

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	52 Belsize Av CARNEGIE 3163	\$1,425,000	26/10/2019
2	21 McLaurin Rd CARNEGIE 3163	\$1,370,000	05/08/2019
3	151 Oakleigh Rd CARNEGIE 3163	\$1,335,000	10/08/2019

**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:

13/11/2019 17:26



3 1 1

**Property Type:** House

**Land Size:** 670 sqm approx

Agent Comments

Absolutely enchanting on a substantial 670sqm approx parcel, this c.1927 home's warm and inviting character offers immediate appeal with options to renovate, rebuild or develop (STCA) in a prized family neighbourhood just metres from Lord Reserve, trams, trains and schools. Light filled proportions include a renovated kitchen with Bosch & Blanco appliances, deep west-facing rear garden, OSP.

## Comparable Properties



**52 Belsize Av CARNEGIE 3163 (REI)**

Agent Comments

3 1 1

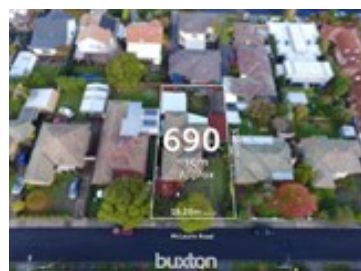
**Price:** \$1,425,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** House (Res)

**Land Size:** 562 sqm approx



**21 McLaurin Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,370,000

**Method:** Private Sale

**Date:** 05/08/2019

**Property Type:** House

**Land Size:** 687 sqm approx



**151 Oakleigh Rd CARNEGIE 3163 (REI)**

Agent Comments

3 1 1

**Price:** \$1,335,000

**Method:** Auction Sale

**Date:** 10/08/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 686 sqm approx