

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

2a Wanalta Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$720,000

&

\$790,000

Median sale price

Median price \$529,000

House

Unit

X

Suburb

Carnegie

Period - From 01/04/2019

to

30/06/2019

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	95 Grange Rd GLEN HUNTLY 3163	\$850,000	27/05/2019
2	8/6-8 Elizabeth Cr CARNEGIE 3163	\$790,000	20/07/2019
3	4/91 Oakleigh Rd CARNEGIE 3163	\$745,000	11/06/2019

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.



2 1 1

Rooms:

Property Type: House (Res)

Land Size: 198 sqm approx

Agent Comments

Comparable Properties



95 Grange Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$850,000

Method: Sold After Auction

Date: 27/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 297 sqm approx



8/6-8 Elizabeth Cr CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$790,000

Method: Auction Sale

Date: 20/07/2019

Rooms: 4

Property Type: Unit



4/91 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$745,000

Method: Private Sale

Date: 11/06/2019

Rooms: -

Property Type: Townhouse (Single)