

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

5 Mile End Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,547,500

Property Type House

Suburb Carnegie

Period - From 01/04/2022

to

30/06/2022

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	72 Morgan St CARNEGIE 3163	\$2,100,000	06/09/2022
2	6 Mcpherson Av CARNEGIE 3163	\$2,100,000	29/06/2022
3	116 Mimosa Rd CARNEGIE 3163	\$1,950,000	20/08/2022

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:

26/09/2022 16:38

5 Mile End Road, Carnegie Vic 3163

**Jellis
Craig**

Gavin van Rooyen

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gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

June quarter 2022: \$1,547,500



4 2 2

Rooms: 7

Property Type: House

Land Size: 523 sqm approx

Agent Comments

Comparable Properties



72 Morgan St CARNEGIE 3163 (REI)

Agent Comments

4 2 2

Price: \$2,100,000

Method: Private Sale

Date: 06/09/2022

Property Type: House

6 Mcpherson Av CARNEGIE 3163 (REI)

Agent Comments

4 2 1

Price: \$2,100,000

Method: Private Sale

Date: 29/06/2022

Rooms: 6

Property Type: House (Res)



116 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments

4 2 2

Price: \$1,950,000

Method: Auction Sale

Date: 20/08/2022

Property Type: House (Res)

Land Size: 610 sqm approx

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



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