

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

57 Neville Street, Carnegie Vic 3163

Indicative selling price

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

Single price

\$2,325,000

Median sale price

Median price

\$1,590,000

Property Type

House

Suburb

Carnegie

Period - From

23/03/2022

to

22/03/2023

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	5 Ardyne St MURRUMBEENA 3163	\$2,380,000	25/02/2023
2	21 Scott St CAULFIELD SOUTH 3162	\$2,367,000	12/11/2022
3	10 Hudson St MCKINNON 3204	\$2,220,000	12/11/2022

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:

23/03/2023 09:11

57 Neville Street, Carnegie Vic 3163

**Jellis
Craig**

Trent Collie

9593 4500

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trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$2,325,000

Median House Price

23/03/2022 - 22/03/2023: \$1,590,000



4 2 3

Property Type: House

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



5 Ardyne St MURRUMBEENA 3163 (REI)

Agent Comments

4 3 1

Price: \$2,380,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)



21 Scott St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

5 3 3

Price: \$2,367,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)

Land Size: 650 sqm approx



10 Hudson St MCKINNON 3204 (REI/VG)

Agent Comments

5 3 3

Price: \$2,220,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)

Land Size: 591 sqm approx

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



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