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Rooms:
Property Type: House (Res)
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$1,620,000
Median House Price
Year ending March 2017: \$1,350,000

Your Art Deco dream has come alive in this beautifully maintained 3 bed/study 2.5 bath period home, featuring a classic lounge (OFP), engaging dining room, sparkling skylit kitchen in casual living & dining area, studio style unit with commercial style kitchen, outdoor spa, secluded alfresco garden and parking. Coveted street, near parks, schools & transport.

Comparable Properties



17 Wallace Av MURRUMBEENA 3163 (REI)

Agent Comments

3 1 2

Price: \$1,525,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 696 sqm approx



21 Chestnut St CARNEGIE 3163 (REI)

Agent Comments

4 1 1

Price: \$1,500,000
Method: Private Sale
Date: 20/03/2017
Rooms: 5
Property Type: House (Res)



9 Newham Gr ORMOND 3204 (REI/VG)

Agent Comments

3 1 3

Price: \$1,500,000
Method: Private Sale
Date: 13/12/2016
Rooms: 5
Property Type: House (Res)
Land Size: 713 sqm approx

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

14 Morgan Street, Carnegie Vic 3163

Indicative selling price

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

Single price

\$1,620,000

Median sale price

Median price

\$1,350,000

House

X

Suburb

Carnegie

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
17 Wallace Av MURRUMBEENA 3163	\$1,525,000	25/03/2017
21 Chestnut St CARNEGIE 3163	\$1,500,000	20/03/2017
9 Newham Gr ORMOND 3204	\$1,500,000	13/12/2016