

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 Park View Drive, Carnegie Vic 3163

Indicative selling price

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

Single price

\$1,895,000

Median sale price

Median price

\$1,675,500

Property Type

House

Suburb

Carnegie

Period - From

01/04/2023

to

31/03/2024

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	2 Leary Av BENTLEIGH EAST 3165	\$1,930,000	22/06/2024
2			
3			

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:

24/06/2024 09:49

5 Park View Drive, Carnegie Vic 3163



Myron Ching
9573 6100
0431 262 955

myronching@jellisrcraig.com.au

Indicative Selling Price

\$1,895,000

Median House Price

Year ending March 2024: \$1,675,500



5 2 2

Property Type: House (Res)

Land Size: 405 sqm approx

Agent Comments

Comparable Properties



2 Leary Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 4

Price: \$1,930,000

Method: Auction Sale

Date: 22/06/2024

Property Type: House (Res)

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.

Account - Jellis Craig | P: 03 9593 4500



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