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

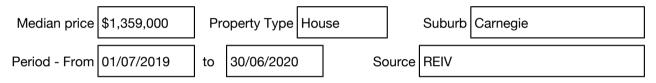
346 Koornang Road, Carnegie Vic 3163

Indicative selling price

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For the meaning of this		.gov.au/underquoting

Single price \$1,250,000

Median sale price



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	1 Ormond Rd ORMOND 3204	\$1,300,000	19/03/2020
2	66 Neville St CARNEGIE 3163	\$1,225,000	06/06/2020
3	24 Omama Rd MURRUMBEENA 3163	\$1,201,000	27/06/2020

OR

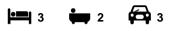
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

11/08/2020 09:16







Rooms: 5 Property Type: House Land Size: 348 sqm approx Agent Comments

Chris Janssens 9573 6100 0418 541 208 chrisjanssens@jelliscraig.com.au

Indicative Selling Price \$1,250,000 **Median House Price** Year ending June 2020: \$1,359,000

Comparable Properties



1 Ormond Rd ORMOND 3204 (REI/VG) **ò** 4



Price: \$1,300,000 Method: Sold Before Auction Date: 19/03/2020 Property Type: House (Res)

Agent Comments

Agent Comments



66 Neville St CARNEGIE 3163 (REI) **6** 1 3

Price: \$1,225,000 Method: Auction Sale Date: 06/06/2020 Rooms: 4 Property Type: House (Res)



24 Omama Rd MURRUMBEENA 3163 (REI)



Agent Comments

Price: \$1,201,000 Method: Auction Sale Date: 27/06/2020 Property Type: House (Res)

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.