

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

76 Miller Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,680,000

&

\$1,780,000

Median sale price

Median price \$1,361,000

Property Type House

Suburb Carnegie

Period - From 01/10/2019

to

30/09/2020

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	4 Mcpherson Av CARNEGIE 3163	\$1,800,000	22/10/2020
2	5 Arnott St ORMOND 3204	\$1,745,000	28/11/2020
3	153 Oakleigh Rd CARNEGIE 3163	\$1,710,000	11/11/2020

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:

01/12/2020 16:35



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Property Type: House (Previously

Occupied - Detached)

Land Size: 600 sqm approx

Agent Comments

Making a bold statement of single level entertaining is this striking 3 bedroom + study 2 bathroom rendered home features 2 entertaining zones, granite kitchen (Smeg oven, Miele dishwasher), 3 large bedrooms (BIRs, main - custom WIR, ensuite & courtyard access), large study, tasteful spa bathroom & a west-facing paved courtyard filled with Tuscan beauty in established greenery. Modern with timber look tiling, it boasts R/C air cond, video intercom, instant hot water, external blinds, a shed & double auto garage (auto gates). Coveted street, walk to Koornang Park, trams, cafes & the outdoor pool. Carnegie PS zone.

Comparable Properties

**4 Mcpherson Av CARNEGIE 3163 (REI)**

Agent Comments

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Price: \$1,800,000**Method:** Sold Before Auction**Date:** 22/10/2020**Property Type:** House (Res)**5 Arnott St ORMOND 3204 (REI)**

Agent Comments

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Price: \$1,745,000**Method:** Auction Sale**Date:** 28/11/2020**Property Type:** House (Res)**153 Oakleigh Rd CARNEGIE 3163 (REI)**

Agent Comments

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Price: \$1,710,000**Method:** Private Sale**Date:** 11/11/2020**Property Type:** House**Land Size:** 690 sqm approx