

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

74b Miller Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,710,000

Property Type House

Suburb Carnegie

Period - From 01/10/2020

to

30/09/2021

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	1/2 Moore St CAULFIELD SOUTH 3162	\$1,530,000	05/10/2021
2	10 Warina Rd CARNEGIE 3163	\$1,500,000	07/09/2021
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:

06/01/2022 13:44

74b Miller Street, Carnegie Vic 3163

**Jellis
Craig**

Andrew Panagopoulos
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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending September 2021: \$1,710,000



3 2 2

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 301 sqm approx

Agent Comments

Comparable Properties



1/2 Moore St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$1,530,000

Method: Sold Before Auction

Date: 05/10/2021

Rooms: 5

Property Type: Townhouse (Res)



10 Warina Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 3

Price: \$1,500,000

Method: Sold Before Auction

Date: 07/09/2021

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 251 sqm approx

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 | F: 03 9557 7604



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