

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

3b The Crossover, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,575,000

Property Type House

Suburb Carnegie

Period - From 01/04/2022

to 31/03/2023

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	7b Elimatta Rd CARNEGIE 3163	\$1,800,000	29/04/2023
2	23 Frogmore Rd CARNEGIE 3163	\$1,800,000	19/04/2023
3	3B Kangaroo Rd MURRUMBEENA 3163	\$1,650,000	29/04/2023

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:

06/06/2023 16:02

3b The Crossover, Carnegie Vic 3163

**Jellis
Craig**

Ari Levin

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending March 2023: \$1,575,000



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



7b Elimatta Rd CARNEGIE 3163 (REI)

Agent Comments

 4  3  2

Price: \$1,800,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Townhouse (Res)



23 Frogmore Rd CARNEGIE 3163 (REI)

Agent Comments

 4  2  2

Price: \$1,800,000

Method: Sold Before Auction

Date: 19/04/2023

Property Type: House (Res)

Land Size: 390 sqm approx



3B Kangaroo Rd MURRUMBEENA 3163 (REI)

Agent Comments

 3  3  1

Price: \$1,650,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Townhouse (Res)

Land Size: 311 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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