

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

12 Lyons Street, Carnegie Vic 3163

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,230,000

House

X

Unit

Suburb

Carnegie

Period - From

01/04/2018

to

30/06/2018

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.

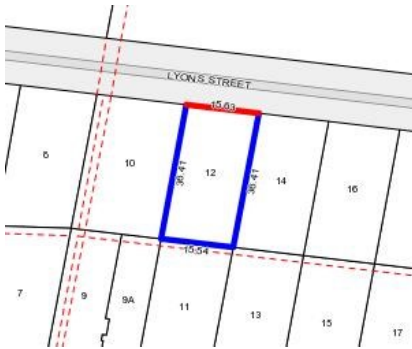
	Address of comparable property	Price	Date of sale
1	119 Leila Rd CARNEGIE 3163	\$1,245,000	27/06/2018
2	10 Walnut St CARNEGIE 3163	\$1,222,000	14/07/2018
3	10 Dorothy Av GLEN HUNTLY 3163	\$1,189,000	23/07/2018

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.

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Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
June quarter 2018: \$1,230,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



119 Leila Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,245,000
Method: Private Sale
Date: 27/06/2018
Rooms: -
Property Type: House
Land Size: 580 sqm approx



10 Walnut St CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,222,000
Method: Auction Sale
Date: 14/07/2018
Rooms: 3
Property Type: House (Res)



10 Dorothy Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$1,189,000
Method: Private Sale
Date: 23/07/2018
Rooms: 5
Property Type: House
Land Size: 556 sqm approx