

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

5/12 Grange Road, Carnegie Vic 3163

Indicative selling price

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

Single price \$320,000

Median sale price

Median price \$527,000

House

Unit

X

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	2/16 Adelaide St MURRUMBEENA 3163	\$325,000	06/06/2018
2	6/13 Wattle Av GLEN HUNTLY 3163	\$325,000	27/07/2018
3	6/20 Emily St CARNEGIE 3163	\$295,000	20/06/2018

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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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$320,000
Median Unit Price
June quarter 2018: \$527,000

Comparable Properties



2/16 Adelaide St MURRUMBEENA 3163 (REI/VG)

Agent Comments

1 1 1

Price: \$325,000
Method: Private Sale
Date: 06/06/2018
Rooms: 2
Property Type: Apartment



6/13 Wattle Av GLEN HUNTLY 3163 (REI)

Agent Comments

1 1 1

Price: \$325,000
Method: Private Sale
Date: 27/07/2018
Rooms: 2
Property Type: Apartment



6/20 Emily St CARNEGIE 3163 (REI)

Agent Comments

1 1 1

Price: \$295,000
Method: Sold Before Auction
Date: 20/06/2018
Rooms: 2
Property Type: Apartment