

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

1b Mernda Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Carnegie

Period - From 01/10/2018 to 30/09/2019 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	1/1 Walsh St ORMOND 3204	\$858,000	17/05/2019
2	1/25 El Nido Gr CARNEGIE 3163	\$855,000	25/05/2019
3	1/4 Marara Rd CAULFIELD SOUTH 3162	\$850,000	13/06/2019

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:

21/10/2019 09:56



 3  2  1

Property Type: Townhouse (Res)

Land Size: 714 sqm approx

Agent Comments

Indicative Selling Price
\$880,000 - \$960,000
Median House Price
Year ending September 2019: \$1,200,000

Comparable Properties



1/1 Walsh St ORMOND 3204 (VG)

Agent Comments

 3  -  -

Price: \$858,000

Method: Sale

Date: 17/05/2019

Property Type: Townhouse (Single)



1/25 El Nido Gr CARNEGIE 3163 (REI/VG)

Agent Comments

 3  1  2

Price: \$855,000

Method: Auction Sale

Date: 25/05/2019

Property Type: Townhouse (Res)



1/4 Marara Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 3  2  2

Price: \$850,000

Method: Private Sale

Date: 13/06/2019

Property Type: Townhouse (Single)