

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

14 Patterson Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,258,500 Property Type House Suburb Carnegie

Period - From 01/07/2019 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	7 Huntingfield Ct CARNEGIE 3163	\$1,500,000	23/06/2019
2	7 Garfield Av ORMOND 3204	\$1,460,000	03/09/2019
3	213 Poath Rd MURRUMBEENA 3163	\$1,426,500	20/07/2019

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:

23/10/2019 14:02

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Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
September quarter 2019: \$1,258,500



Property Type: Land
Land Size: 598 sqm approx
Agent Comments

Comparable Properties



7 Huntingfield Ct CARNEGIE 3163 (REI/VG) **Agent Comments**



Price: \$1,500,000
Method: Auction Sale
Date: 23/06/2019
Property Type: House (Res)
Land Size: 553 sqm approx



7 Garfield Av ORMOND 3204 (REI) **Agent Comments**



Price: \$1,460,000
Method: Sold Before Auction
Date: 03/09/2019
Property Type: House (Res)



213 Poath Rd MURRUMBEENA 3163 (REI) **Agent Comments**



Price: \$1,426,500
Method: Auction Sale
Date: 20/07/2019
Property Type: House
Land Size: 765 sqm approx