

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

14/148 Grange Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$732,500 Property Type Unit Suburb Carnegie

Period - From 01/07/2020 to 30/09/2020 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	1/71 Leila Rd ORMOND 3204	\$671,000	25/07/2020
2	3/203 Grange Rd GLEN HUNTLY 3163	\$660,000	15/06/2020
3	6/12 Leila Rd CARNEGIE 3163	\$640,000	20/06/2020

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:

14/10/2020 12:26



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Property Type: Villa/Unit
Land Size: 94.8 internal sqm
 approx

Agent Comments

Recently renovated & brimming with a host of quality inclusions, this sun-filled 2-BR villa is set well back from Grange Rd and offers plenty of space to relax & entertain. Among the highlights are an open plan living/dining area, well-equipped kitchen, casual meals, bathroom, courtyard & garage.

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

September quarter 2020: \$732,500

Comparable Properties



1/71 Leila Rd ORMOND 3204 (REI)

Agent Comments

 2
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Price: \$671,000
Method: Auction Sale
Date: 25/07/2020
Property Type: Unit



3/203 Grange Rd GLEN HUNTLY 3163 (REI/VG) Agent Comments

 2
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Price: \$660,000
Method: Private Sale
Date: 15/06/2020
Property Type: Unit



6/12 Leila Rd CARNEGIE 3163 (VG)

Agent Comments

 2
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Price: \$640,000
Method: Sale
Date: 20/06/2020
Property Type: Strata Unit/Flat