

# 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

1/9 Mimosa Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$290,000 & \$319,000

### Median sale price

Median price \$690,000 Property Type Unit Suburb Carnegie

Period - From 01/10/2019 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	6/22 Murrumbeena Rd MURRUMBEENA 3163	\$318,500	30/09/2020
2	8/10 Ormond Rd ORMOND 3204	\$315,000	15/06/2020
3	4/9 Sydney St MURRUMBEENA 3163	\$314,500	15/10/2020

**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:

18/11/2020 13:17



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$290,000 - \$319,000  
**Median Unit Price**  
Year ending September 2020: \$690,000

## Comparable Properties



**6/22 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)**   **Agent Comments**

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**Price:** \$318,500  
**Method:** Private Sale  
**Date:** 30/09/2020  
**Property Type:** Unit



**8/10 Ormond Rd ORMOND 3204 (REI/VG)**   **Agent Comments**

1   1   1

**Price:** \$315,000  
**Method:** Sold Before Auction  
**Date:** 15/06/2020  
**Rooms:** 2  
**Property Type:** Apartment



**4/9 Sydney St MURRUMBEENA 3163 (REI)**   **Agent Comments**

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**Price:** \$314,500  
**Method:** Private Sale  
**Date:** 15/10/2020  
**Property Type:** Unit