

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

1/38 Toolambool Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,238,000 Property Type Townhouse Suburb Carnegie

Period - From 18/03/2023 to 17/03/2024 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	36 Derby Cr CAULFIELD EAST 3145	\$1,320,000	16/03/2024
2	47a Burke Rd MALVERN EAST 3145	\$1,225,000	11/11/2023
3	19A Wimmera St ORMOND 3204	\$1,216,000	26/10/2023

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: 18/03/2024 14:05



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
18/03/2023 - 17/03/2024: \$1,238,000

Comparable Properties



36 Derby Cr CAULFIELD EAST 3145 (REI)

Agent Comments



Price: \$1,320,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)



47a Burke Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$1,225,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 332 sqm approx



19A Wimmera St ORMOND 3204 (REI/VG)

Agent Comments



Price: \$1,216,000
Method: Auction Sale
Date: 26/10/2023
Property Type: House (Res)
Land Size: 410 sqm approx

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