

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

119 Leila Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,675,500 Property Type House Suburb Carnegie

Period - From 01/04/2023 to 31/03/2024 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	1 Vine Gr CARNEGIE 3163	\$1,600,000	09/12/2023
2	5 Gilbert Gr CARNEGIE 3163	\$1,560,000	13/04/2024
3	20 Bute St MURRUMBEENA 3163	\$1,535,000	23/05/2024

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:

29/05/2024 12:54



 4  2  2

Property Type: House
Land Size: 580 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 Year ending March 2024: \$1,675,500

Comparable Properties

1 Vine Gr CARNEGIE 3163 (REI/VG)

Agent Comments

 6  3  4

Price: \$1,600,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 667 sqm approx



5 Gilbert Gr CARNEGIE 3163 (REI)

Agent Comments

 3  1  3

Price: \$1,560,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 635 sqm approx



20 Bute St MURRUMBEENA 3163 (REI)

Agent Comments

 3  1  2

Price: \$1,535,000
Method: Sold Before Auction
Date: 23/05/2024
Property Type: House (Res)
Land Size: 685 sqm approx

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