

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

19 Melton Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$1,655,000 Property Type House Suburb Carnegie

Period - From 01/01/2023 to 31/12/2023 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	696 North Rd ORMOND 3204	\$1,620,000	02/03/2024
2	200 Neerim Rd CARNEGIE 3163	\$1,580,000	15/03/2024
3			

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: 26/03/2024 13:41



Property Type: House (Previously Occupied - Detached)

Land Size: 705 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

Year ending December 2023: \$1,655,000

Comparable Properties



696 North Rd ORMOND 3204 (REI)

Agent Comments



Price: \$1,620,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 646 sqm approx



200 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,580,000

Method: Private Sale

Date: 15/03/2024

Property Type: House

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.

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