## 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

1a Yendon Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$1,692,750	Pro	operty Type	Hous	se		Suburb	Carnegie
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	21 Edgewood St CARNEGIE 3163	\$1,785,000	15/04/2023
2	244 Neerim Rd CARNEGIE 3163	\$1,710,000	06/05/2023
3	4 Tranmere Av CARNEGIE 3163	\$1,670,000	24/06/2023

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:

27/07/2023 09:20







Property Type: Land Size: 536 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price June quarter 2023: \$1,692,750

# **Comparable Properties**



21 Edgewood St CARNEGIE 3163 (REI/VG)



Price: \$1,785,000 Method: Auction Sale Date: 15/04/2023 Property Type: House (Res) Land Size: 371 sqm approx



Price: \$1,710,000 Method: Auction Sale Date: 06/05/2023 Property Type: House (Res)

Agent Comments

Agent Comments



4 Tranmere Av CARNEGIE 3163 (REI)



Agent Comments

Price: \$1,670,000 Method: Auction Sale Date: 24/06/2023 Property Type: House (Res) Land Size: 567 sqm approx

#### Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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