

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 consumer.vic.gov.au/underquoting

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,692,750 Property Type House Suburb Carnegie

Period - From 01/04/2023 to 30/06/2023 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 | 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)

Agent Comments



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



244 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



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



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

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