

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

2 Seymour Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$2,600,000 & \$2,700,000

Median sale price

Median price \$1,732,500 Property Type House Suburb Carnegie

Period - From 01/01/2024 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	9 Epping St MALVERN EAST 3145	\$2,800,000	28/02/2024
2	11 Clarence St MALVERN EAST 3145	\$2,800,000	05/03/2024
3	5 Reserve Av CARNEGIE 3163	\$2,675,000	22/05/2024

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:

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Indicative Selling Price

\$2,600,000 - \$2,700,000

Median House Price

March quarter 2024: \$1,732,500



Rooms: 5

Property Type: House

Land Size: 590.476 sqm approx

Agent Comments

Comparable Properties



9 Epping St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$2,800,000

Method: Private Sale

Date: 28/02/2024

Property Type: House

Land Size: 599 sqm approx



11 Clarence St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$2,800,000

Method: Private Sale

Date: 05/03/2024

Property Type: House



5 Reserve Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$2,675,000

Method: Sold Before Auction

Date: 22/05/2024

Property Type: House (Res)

Land Size: 574 sqm approx

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