

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

20 Huntingfield Court, Carnegie Vic 3163

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

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	11 Wicklow St ORMOND 3204	\$2,475,000	09/03/2024
2	4 Creswick Gr MCKINNON 3204	\$2,410,000	02/12/2023
3	28 Leura St MURRUMBEENA 3163	\$2,185,000	06/04/2024

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: 18/04/2024 14:51



5 4 2

Rooms: 12
Property Type: House (Res)
Land Size: 749 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,200,000 - \$2,400,000
Median House Price
 March quarter 2024: \$1,732,500

Comparable Properties



11 Wicklow St ORMOND 3204 (REI)

Agent Comments

5 2 4

Price: \$2,475,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 780 sqm approx



4 Creswick Gr MCKINNON 3204 (REI/VG)

Agent Comments

5 3 4

Price: \$2,410,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 569 sqm approx



28 Leura St MURRUMBEENA 3163 (REI)

Agent Comments

5 2 3

Price: \$2,185,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 568 sqm approx

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