

# 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

23 Holywood Grove, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$1,682,750

Property Type House

Suburb Carnegie

Period - From 10/04/2023

to 09/04/2024

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	28 Grange Rd CARNEGIE 3163	\$1,750,000	05/03/2024
2	12 Leamington Cr CAULFIELD EAST 3145	\$1,720,000	17/03/2024
3	3 Clifton St CAULFIELD EAST 3145	\$1,690,000	23/03/2024

**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:

10/04/2024 18:28

Ruth Roberts  
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**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

10/04/2023 - 09/04/2024: \$1,682,750



3   1   2

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 485 sqm approx

Agent Comments

## Comparable Properties



**28 Grange Rd CARNEGIE 3163 (REI)**

Agent Comments

3   2   2

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** House

**Land Size:** 604 sqm approx



**12 Leamington Cr CAULFIELD EAST 3145 (REI)**

Agent Comments

4   2   1

**Price:** \$1,720,000

**Method:** Private Sale

**Date:** 17/03/2024

**Property Type:** House



**3 Clifton St CAULFIELD EAST 3145 (REI)**

Agent Comments

3   1   1

**Price:** \$1,690,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

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