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 | 25 Mcpherson Avenue, Carnegie Vic 3163 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |

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 | \$1,692,750 | Pro | perty 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

| Address of comparable property | | Price | Date of sale |
|--------------------------------|--------------------------------|-------------|--------------|
| 1 | 2 Foster Av GLEN HUNTLY 3163 | \$2,331,000 | 25/07/2023 |
| 2 | 5 Ardrie Rd MALVERN EAST 3145 | \$2,330,000 | 01/04/2023 |
| 3 | 29 Wilmot St MALVERN EAST 3145 | \$2,250,000 | 05/05/2023 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 26/09/2023 10:27 |
|--|------------------|









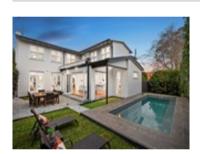




Property Type: House **Agent Comments**

Indicative Selling Price \$2,200,000 - \$2,400,000 **Median House Price** June quarter 2023: \$1,692,750

Comparable Properties



2 Foster Av GLEN HUNTLY 3163 (REI)





Price: \$2,331,000

Method: Sold Before Auction

Date: 25/07/2023

Property Type: House (Res) Land Size: 583 sqm approx

Agent Comments



5 Ardrie Rd MALVERN EAST 3145 (REI/VG)







Agent Comments

Price: \$2,330,000 Method: Auction Sale Date: 01/04/2023

Property Type: House (Res) Land Size: 498 sqm approx



29 Wilmot St MALVERN EAST 3145 (REI/VG)





Price: \$2,250,000

Method: Sold Before Auction

Date: 05/05/2023

Property Type: House (Res) Land Size: 373 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999



