

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

25 Mcpherson Avenue, 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 \$1,692,750 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 | 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 comparable properties 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



4 2 2

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)

Agent Comments

5 2 2

Price: \$2,331,000

Method: Sold Before Auction

Date: 25/07/2023

Property Type: House (Res)

Land Size: 583 sqm approx



5 Ardrie Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 2

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)

Agent Comments

4 2 2

Price: \$2,250,000

Method: Sold Before Auction

Date: 05/05/2023

Property Type: House (Res)

Land Size: 373 sqm approx

Account - Marshall White | P: 03 9822 9999