

# 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 Morgan Street, 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 \$1,550,000

&

\$1,650,000

### 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	4 Dorothy Av GLEN HUNTLY 3163	\$1,710,000	16/03/2024
2	19 Melton Av CARNEGIE 3163	\$1,602,500	27/04/2024
3	5 Gilbert Gr CARNEGIE 3163	\$1,560,000	13/04/2024

**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:

28/05/2024 11:32



 3    2    2

**Property Type:** House  
**Land Size:** 602 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,650,000  
**Median House Price**  
March quarter 2024: \$1,732,500

## Comparable Properties



**4 Dorothy Av GLEN HUNTLY 3163 (REI)**

**Agent Comments**

 3    2    1

**Price:** \$1,710,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)



**19 Melton Av CARNEGIE 3163 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$1,602,500  
**Method:** Auction Sale  
**Date:** 27/04/2024  
**Property Type:** House (Res)  
**Land Size:** 705 sqm approx



**5 Gilbert Gr CARNEGIE 3163 (REI)**

**Agent Comments**

 3    1    3

**Price:** \$1,560,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** House (Res)  
**Land Size:** 635 sqm approx

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604