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 Morgan Street, Carnegie Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000	Range between	\$1,550,000	&	\$1,650,000
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Median sale price

Median price	\$1,732,500	Pro	perty 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

Add	dress 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 comparableproperties 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





Kon Galitos 9593 4500 0414 902 680 kongalitos

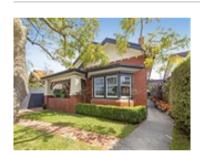
Indicative Selling Price \$1,550,000 - \$1,650,000 **Median House Price** March quarter 2024: \$1,732,500





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

Comparable Properties



4 Dorothy Av GLEN HUNTLY 3163 (REI)





Price: \$1,710,000 Method: Auction Sale Date: 16/03/2024

Property Type: House (Res)

Agent Comments



19 Melton Av CARNEGIE 3163 (REI)





Method: Auction Sale Date: 27/04/2024

Price: \$1,602,500

Property Type: House (Res) Land Size: 705 sqm approx

Agent Comments



5 Gilbert Gr CARNEGIE 3163 (REI)





Price: \$1,560,000 Method: Auction Sale Date: 13/04/2024

Property Type: House (Res) Land Size: 635 sqm approx

Agent Comments

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



