

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

26 Walnut Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,620,500

Property Type House

Suburb Carnegie

Period - From 01/10/2022

to 30/09/2023

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	57a Oakleigh Rd CARNEGIE 3163	\$1,180,000	15/07/2023
2	1/23 Rosstown Rd CARNEGIE 3163	\$1,149,000	17/11/2023
3	1982 Malvern Rd MALVERN EAST 3145	\$1,125,000	15/08/2023

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:

23/11/2023 09:34



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending September 2023: \$1,620,500

Comparable Properties



57a Oakleigh Rd CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$1,180,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)



1/23 Rosstown Rd CARNEGIE 3163 (REI) Agent Comments



Price: \$1,149,000
Method: Private Sale
Date: 17/11/2023
Property Type: House
Land Size: 265 sqm approx



1982 Malvern Rd MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$1,125,000
Method: Private Sale
Date: 15/08/2023
Property Type: House
Land Size: 370 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480