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

3/50 Leila Road, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ting		
Range betweer	\$850,000		&		\$900,000			
Median sale pi	rice							
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/207 Neerim Rd CARNEGIE 3163	\$940,000	27/04/2024
2	1/34 Mernda Av CARNEGIE 3163	\$932,000	16/12/2023
3	4/91 Truganini Rd CARNEGIE 3163	\$865,000	03/11/2023

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:

30/04/2024 11:45



3/50 Leila Road, Carnegie Vic 3163

woodards





Rooms: 5 Property Type: Flat Land Size: 198.114 sqm approx Agent Comments

Ruth Roberts 9572 1666 0409 214 110 rroberts@woodards.com.au

Indicative Selling Price \$850,000 - \$900,000 **Median Unit Price** Year ending March 2024: \$625,000

Comparable Properties



3/207 Neerim Rd CARNEGIE 3163 (REI)



Price: \$940,000 Method: Auction Sale Date: 27/04/2024 Property Type: Unit

Agent Comments



1/34 Mernda Av CARNEGIE 3163 (REI/VG)

Agent Comments





Price: \$932,000 Method: Auction Sale Date: 16/12/2023 Property Type: Unit

4/91 Truganini Rd CARNEGIE 3163 (REI/VG)



Agent Comments



Price: \$865,000 Method: Private Sale Date: 03/11/2023 Property Type: Unit

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



propertydata

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