

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 Park View Drive, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

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 Cambridge Rd BENTLEIGH EAST 3165	\$1,975,000	21/03/2024
2	44 Anthony St ORMOND 3204	\$1,968,500	16/03/2024
3	4a Osborne Av BENTLEIGH 3204	\$1,770,000	25/05/2024

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: 19/06/2024 12:50



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Property Type: House (Res)
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median House Price
March quarter 2024: \$1,732,500

Comparable Properties



4 Cambridge Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 4

Price: \$1,975,000
Method: Private Sale
Date: 21/03/2024
Property Type: House
Land Size: 638 sqm approx



44 Anthony St ORMOND 3204 (REI/VG)

Agent Comments

4 2 3

Price: \$1,968,500
Method: Sold Before Auction
Date: 16/03/2024
Property Type: House (Res)
Land Size: 659 sqm approx



4a Osborne Av BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,770,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)

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