

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

35 Morgan Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,695,000

Property Type House

Suburb Carnegie

Period - From 01/07/2023

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 | 145 Leila Rd CARNEGIE 3163 | \$1,800,000 | 20/10/2023 |
| 2 | 19 Mackay Av GLEN HUNTLY 3163 | \$1,735,500 | 28/10/2023 |
| 3 | 5 Libna St CARNEGIE 3163 | \$1,720,000 | 21/10/2023 |

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:

01/11/2023 08:37



Property Type: House (Previously Occupied - Detached)

Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

September quarter 2023: \$1,695,000

Comparable Properties



145 Leila Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,800,000

Method: Sold Before Auction

Date: 20/10/2023

Property Type: House (Res)

Land Size: 599 sqm approx



19 Mackay Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$1,735,500

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)



5 Libna St CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,720,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

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