# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$1,720,000

# Property offered for sale

Address Including suburb and postcode	35 Morgan Street, Carnegie Vic 3163
posicode	

#### 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

5 Libna St CARNEGIE 3163

Median price	\$1,695,000	Pro	perty 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.

Add	dress 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

#### OR

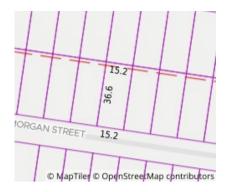
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/11/2023 08:37



21/10/2023











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)

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**2** 

Price: \$1,800,000

Method: Sold Before Auction

Date: 20/10/2023

**Property Type:** House (Res) **Land Size:** 599 sqm approx

Agent Comments



19 Mackay Av GLEN HUNTLY 3163 (REI)

**\_** 3







**Price:** \$1,735,500 **Method:** Auction Sale **Date:** 28/10/2023

Property Type: House (Res)

**Agent Comments** 



5 Libna St CARNEGIE 3163 (REI)

**-**







**Price:** \$1,720,000 **Method:** Auction Sale **Date:** 21/10/2023

Property Type: House (Res)

Agent Comments

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597



