

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

48 Elliott Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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	1296 Glen Huntly Rd CARNEGIE 3163	\$1,415,000	21/12/2023
2	49 Reid St MURRUMBEENA 3163	\$1,396,000	23/03/2024
3	487 Waverley Rd MALVERN EAST 3145	\$1,260,000	13/04/2024

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 12:44



Rooms: 7
Property Type: House
Land Size: 558.309 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 March quarter 2024: \$1,732,500

Comparable Properties



1296 Glen Huntly Rd CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$1,415,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 600 sqm approx



49 Reid St MURRUMBEENA 3163 (REI/VG) Agent Comments



Price: \$1,396,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 590 sqm approx



487 Waverley Rd MALVERN EAST 3145 (REI) Agent Comments



Price: \$1,260,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 812 sqm approx

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