

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

5 Reserve Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between

\$2,450,000

&

\$2,550,000

Median sale price

Median price

\$1,675,500

Property Type

House

Suburb

Carnegie

Period - From

01/04/2023

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	8 Kean St CAULFIELD SOUTH 3162	\$2,686,000	03/12/2023
2	61 Narrawong Rd CAULFIELD SOUTH 3162	\$2,625,000	04/12/2023
3	11 Wicklow St ORMOND 3204	\$2,475,000	09/03/2024

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:

08/05/2024 15:30