

# 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

727 North Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### 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	404 Koornang Rd CARNEGIE 3163	\$1,240,000	29/11/2023
2			
3			

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: 21/05/2024 08:58

727 North Road, Carnegie Vic 3163

**Jellis  
Craig**

Myron Ching

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending March 2024: \$1,675,500



 3  2  3

**Property Type:** House

Agent Comments

## Comparable Properties



**404 Koornang Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$1,240,000

**Method:** Private Sale

**Date:** 29/11/2023

**Property Type:** House

**Land Size:** 293 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500



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