

STATEMENT OF INFORMATION

1 BEENA AVENUE, CARNEGIE, VIC 3163

PREPARED BY ALEX MORGAN , WILLIAM HUXLEY PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 BEENA AVENUE, CARNEGIE, VIC 3163

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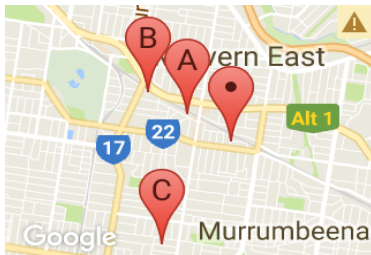
Indicative Selling Price

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

Price Range: \$1,900,000 to \$2,000,000

Provided by: Alex Morgan , William Huxley Pty Ltd

MEDIAN SALE PRICE



CARNEGIE, VIC, 3163

Suburb Median Sale Price (House)

\$1,455,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



49 ROSSTOWN RD, CARNEGIE, VIC 3163

 3  -  -

Sale Price

\$1,930,000

Sale Date: 13/12/2017

Distance from Property: 703m



4 GIRDWOOD AVE, CARNEGIE, VIC 3163

 3  -  -

Sale Price

\$1,900,000

Sale Date: 16/02/2018

Distance from Property: 1.3km



22 WIMMERA ST, ORMOND, VIC 3204

 5  2  2

Sale Price

****\$1,910,000**

Sale Date: 24/03/2018

Distance from Property: 1.7km



This report has been compiled on 07/05/2018 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 BEENA AVENUE, CARNEGIE, VIC 3163

Indicative selling price

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

Price Range: \$1,900,000 to \$2,000,000

Median sale price

Median price \$1,455,000

House

Unit

Suburb

CARNEGIE

Period 01 April 2017 to 31 March 2018

Source



Comparable property sales

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 |
|------------------------------------|---------------|--------------|
| 49 ROSSTOWN RD, CARNEGIE, VIC 3163 | \$1,930,000 | 13/12/2017 |
| 4 GIRDWOOD AVE, CARNEGIE, VIC 3163 | \$1,900,000 | 16/02/2018 |
| 22 WIMMERA ST, ORMOND, VIC 3204 | **\$1,910,000 | 24/03/2018 |