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Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Property of	offered	for	sale
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Address	22 Mcpherson Avenue, Carnegie Vic 3163
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,424,000	Hou	ise X	Unit		Suburb	Carnegie
Period - From	01/07/2016	to	30/06/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	21 Chestnut St CARNEGIE 3163	\$1,500,000	20/03/2017
2	18 Yendon Rd CARNEGIE 3163	\$1,430,000	17/06/2017
3	29 Holywood Gr CARNEGIE 3163	\$1,370,000	12/08/2017

#### 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.

**Account** - Jellis Craig | P: 03 9573 6100 | F: 9571 1579





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**Indicative Selling Price** \$1,350,000 **Median House Price** Year ending June 2017: \$1,424,000

Rooms: Property Type: House Land Size: 464 sqm approx **Agent Comments** 



A captivating original c1910 weatherboard Edwardian, this treasure is being offered for the first time in over 58 years featuring 3 spacious bedrooms, large central living room, original kitchen/dining area. Offering the sought after northern rear aspect, wide driveway through to a rear garage, located in one of Carnegie's premiere and most sought after picturesque streets. A fantastic opportunity awaits the discerning buyer to turn this gem into a beautiful modern and extended (STCA) period home.

## Comparable Properties



21 Chestnut St CARNEGIE 3163 (REI/VG)

Price: \$1,500,000 Method: Private Sale Date: 20/03/2017 Rooms: 5

Property Type: House (Res) Land Size: 545 sqm approx

18 Yendon Rd CARNEGIE 3163 (REI)

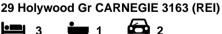




Price: \$1,430,000 Method: Auction Sale Date: 17/06/2017 Rooms: 5

Property Type: House (Res) Land Size: 512 sqm approx





Price: \$1,370,000 Date: 12/08/2017

Property Type: House (Res)

**Agent Comments** 

**Agent Comments** 

**Agent Comments** 



Method: Auction Sale

Rooms: 5

Land Size: 485 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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