

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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 | 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 Hollywood 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.

**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)**

Agent Comments

**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)**

Agent Comments

**Price:** \$1,430,000**Method:** Auction Sale**Date:** 17/06/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 512 sqm approx**29 Hollywood Gr CARNEGIE 3163 (REI)**

Agent Comments

**Price:** \$1,370,000**Method:** Auction Sale**Date:** 12/08/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 485 sqm approx