

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

2 CENTRE ROAD CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,475,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,712,000

Property type

House

Suburb

Carnegie

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 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

13 PORTER ROAD CARNEGIE VIC 3163	\$1,495,000	04-Mar-22
2 SHEPPARSON AVENUE CARNEGIE VIC 3163	\$1,642,000	12-Nov-22
10 SEYMOUR AVENUE CARNEGIE VIC 3163	\$1,715,000	13-Nov-21

OR

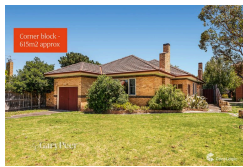
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 November 2022

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13 PORTER ROAD CARNEGIE VIC 3163

 3  2  2

Sold Price

\$1,495,000

Sold Date

04-Mar-22

Distance

0.19km



2 SHEPPARSON AVENUE CARNEGIE VIC 3163

 3  2  2

Sold Price

^{RS} **\$1,642,000**

Sold Date

12-Nov-22

Distance

0.51km



10 SEYMOUR AVENUE CARNEGIE VIC 3163

 3  2  2

Sold Price

\$1,715,000

Sold Date

13-Nov-21

Distance

0.77km



27 MARGARET STREET CARNEGIE VIC 3163

 3  2  2

Sold Price

\$1,781,000

Sold Date

20-Feb-21

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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