

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	7/29 Toolambool Road, Carnegie Vic 3163
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Indicative selling price

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

Single price

Median sale price

Median price	<input type="text" value="\$1,530,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Carnegie"/>
Period - From	<input type="text" value="01/07/2017"/>	to	<input type="text" value="30/09/2017"/>	Source	<input type="text" value="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	10/5 Gnarwyn Rd CARNEGIE 3163	\$366,800	28/07/2017
2	7/54 Moonya Rd CARNEGIE 3163	\$363,000	07/10/2017
3	1/108 Murrumbeena Rd MURRUMBEENA 3163	\$360,000	18/09/2017

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: Unit

Agent Comments

Tucked away in this charming cottage block, this private 1 bed English style villa is a superb investment, starter or downsizer in this lifestyle buzzing locale, featuring a private courtyard & U/C parking. Leased till April 2018. Near Koornang Rd eat-street.

Comparable Properties



10/5 Gnarwyn Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$366,800

Method: Sold Before Auction

Date: 28/07/2017

Rooms: 2

Property Type: Apartment



7/54 Moonya Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$363,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 2

Property Type: Unit



1/108 Murrumbeena Rd MURRUMBEENA 3163 (REI) Agent Comments



Price: \$360,000

Method: Private Sale

Date: 18/09/2017

Rooms: 2

Property Type: Apartment