

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 8/6 Newman Avenue, Carnegie Vic 3163

Indicative selling price

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

Single price \$257,000

Median sale price

Median price \$552,500 House Unit X Suburb Carnegie

Period - From 01/10/2018 to 31/12/2018 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.

	Address of comparable property	Price	Date of sale
1	2/38 Wornack Rd CARNEGIE 3163	\$277,000	22/10/2018
2	14/36 Wornack Rd CARNEGIE 3163	\$266,000	05/02/2019
3	13/24 Rosella St MURRUMBEENA 3163	\$260,000	08/03/2019

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.

8/6 Newman Avenue, Carnegie Vic 3163



 1  1  1

Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$257,000
Median Unit Price
December quarter 2018: \$552,500

TERMS:10% deposit, balance 30, 60 or 90 days WATER RATES: \$664.86 per annum approx COUNCIL RATES: \$693.45 per annum approx. OWNERS CORPORATION: \$1156.25 per annum approx. POTENTIAL RENT: \$270.00 - \$280.00 per week approx.

Comparable Properties



2/38 Wornack Rd CARNEGIE 3163 (REI/VG) [Agent Comments](#)

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Price: \$277,000
Method: Private Sale
Date: 22/10/2018
Rooms: -
Property Type: Apartment



14/36 Wornack Rd CARNEGIE 3163 (REI) [Agent Comments](#)

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Price: \$266,000
Method: Private Sale
Date: 05/02/2019
Rooms: 2
Property Type: Apartment



13/24 Rosella St MURRUMBEENA 3163 (REI) [Agent Comments](#)

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Price: \$260,000
Method: Private Sale
Date: 08/03/2019
Rooms: -
Property Type: Apartment