

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 4/26 Shepparson Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$511,000 House Unit X Suburb Carnegie

Period - From 01/07/2018 to 30/09/2018 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	5/167 Murrumbeena Rd MURRUMBEENA 3163	\$330,000	19/05/2018
2	15/67-69 Moonya Rd CARNEGIE 3163	\$340,000	09/08/2018
3	13/5 Gnarwyn Rd CARNEGIE 3163	\$315,000	05/10/2018

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.~~

4/26 Shepparson Avenue, Carnegie Vic 3163



 1  1  1

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$310,000 - \$340,000
Median Unit Price
September quarter 2018: \$511,000

TERMS:10% deposit, balance 30, 45 or 60 days WATER RATES: \$680.00 per annum approx. COUNCIL RATES: \$720.90 per annum approx. OWNERS CORPORATION: \$2311.00 per annum approx. POTENTIAL RENT: \$290.00 - \$320.00 per week approx.

Comparable Properties



5/167 Murrumbeena Rd MURRUMBEENA 3163 **Agent Comments**
(REI/VG)

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Price: \$330,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 3
Property Type: Apartment



15/67-69 Moonya Rd CARNEGIE 3163 (REI) **Agent Comments**

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Price: \$340,000
Method: Sold Before Auction
Date: 09/08/2018
Rooms: -
Property Type: Apartment



13/5 Gnarwyn Rd CARNEGIE 3163 (REI) **Agent Comments**

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Price: \$315,000
Method: Sold Before Auction
Date: 05/10/2018
Rooms: -
Property Type: Apartment