

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 21 El Nido Grove, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,475,000 & \$1,575,000

Median sale price

Median price \$1,511,000 House X Unit 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		
2		
3		

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.

21 El Nido Grove, Carnegie Vic 3163



 5  2  3

Rooms:

Property Type: House (New - Detached)

Land Size: 861 sqm approx

Agent Comments

Indicative Selling Price

\$1,475,000 - \$1,575,000

Median House Price

September quarter 2018: \$1,511,000

TERMS:10% deposit, balance 90, or 120 days WATER RATES: to be advised COUNCIL RATES: to be advised POTENTIAL RENT: \$750.00 - 800.00 per week approx.

Comparable Properties

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.