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	119 Leila Road, Carnegie Vic 3163

Indicative selling price

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

Single price $1,720,000

Median sale price

Median price $1,675,500 Property Type House Suburb Carnegie

Period - From 01/04/2023 to 31/03/2024 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	8 Burns Av MURRUMBEENA 3163	$1,700,000	15/06/2024
2	312 Tucker Rd ORMOND 3204	$1,686,000	18/05/2024
3	16 May St BENTLEIGH EAST 3165	$1,630,000	15/06/2024

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.~~

This Statement of Information was prepared on: 21/06/2024 18:01

119 Leila Road, Carnegie Vic 3163



4 1 2

Property Type: House
Land Size: 595 sqm approx

Agent Comments

Indicative Selling Price
$1,720,000
Median House Price
Year ending March 2024: $1,675,500

Comparable Properties



8 Burns Av MURRUMBEENA 3163 (REI)

3 1 2

Price: $1,700,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments



312 Tucker Rd ORMOND 3204 (REI)

2 1 2

Price: $1,686,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)

Agent Comments



16 May St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,630,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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