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<br>Including suburb and postcode | 15 Elimatta Road, Carnegie Vic 3163 |

## Indicative selling price

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

Range between $1,550,000 & $1,650,000

## Median sale price

Median price $1,715,000 Property Type House Suburb Carnegie

Period - From 01/04/2024 to 30/06/2024 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 | 4a Osborne Av BENTLEIGH 3204 | $1,770,000 | 25/05/2024 |
| 2 | 25 Morgan St CARNEGIE 3163 | $1,715,000 | 22/06/2024 |
| 3 | 7 Phillips Av CARNEGIE 3163 | $1,685,000 | 17/05/2024 |

**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: 17/07/2024 10:59

# 15 Elimatta Road, Carnegie Vic 3163

Trent Collie
9593 4500
0425 740 484
trentcollie@jelliscraig.com.au



3 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,550,000 - $1,650,000
**Median House Price**
June quarter 2024: $1,715,000

## Comparable Properties



**4a Osborne Av BENTLEIGH 3204 (REI)**

4 2 2

**Price:** $1,770,000
**Method:** Auction Sale
**Date:** 25/05/2024
**Property Type:** House (Res)

Agent Comments



**25 Morgan St CARNEGIE 3163 (REI)**

3 2 2

**Price:** $1,715,000
**Method:** Auction Sale
**Date:** 22/06/2024
**Property Type:** House (Res)

Agent Comments




**7 Phillips Av CARNEGIE 3163 (REI/VG)**

4 2 2

**Price:** $1,685,000
**Method:** Private Sale
**Date:** 17/05/2024
**Property Type:** House
**Land Size:** 446 sqm approx

Agent Comments



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