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	11 Byron Street, Carnegie Vic 3163

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,700,000 Property Type House Suburb Carnegie

Period - From 06/08/2023 to 05/08/2024 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	46 Toolambool Rd CARNEGIE 3163	$1,270,000	25/05/2024
2	2a Kokaribb Rd CARNEGIE 3163	$1,268,888	17/03/2024
3	36 Derby Cr CAULFIELD EAST 3145	$1,320,000	16/03/2024

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: 06/08/2024 12:45

11 Byron Street, Carnegie Vic 3163

Ruth Roberts
9572 1666
0409 214 110
rroberts@woodards.com.au



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Rooms: 4
Property Type: House
Land Size: 417.748 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
06/08/2023 - 05/08/2024: $1,700,000

Comparable Properties



46 Toolambool Rd CARNEGIE 3163 (REI)

3 1 2

Price: $1,270,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 305 sqm approx

Agent Comments



2a Kokaribb Rd CARNEGIE 3163 (REI/VG)

2 1 2

Price: $1,268,888
Method: Auction Sale
Date: 17/03/2024
Property Type: House (Res)

Agent Comments



36 Derby Cr CAULFIELD EAST 3145 (REI/VG)

2 1 1

Price: $1,320,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)

Agent Comments

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