

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 8/14 Maroona Road, Carnegie, VIC 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$560,000

&

\$610,000

### Median sale price

Median price

\$605,000

Property Type

Apartment

Suburb

Carnegie (3163)

Period - From

01/01/2024

to

31/12/2024

Source

pricefinder

### Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
323 NEERIM ROAD, CARNEGIE VIC 3163	\$610,000	10/12/2024
2/86 TRUGANINI ROAD, CARNEGIE VIC 3163	\$608,000	16/01/2025
205/332 NEERIM ROAD, CARNEGIE VIC 3163	\$585,000	06/03/2025

This Statement of Information was prepared on: 28/03/2025