

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

1009/1060 Dandenong Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$595,000

Median sale price*

Median price

Property Type

Suburb

Carnegie

Period - From

to

Source

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	104/93 Truganini Rd CARNEGIE 3163	\$600,000	25/03/2024
2	1008/1060 Dandenong Rd CARNEGIE 3163	\$595,000	17/01/2024
3	308/2 Morton Av CARNEGIE 3163	\$588,000	24/03/2024

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:

22/04/2024 18:28

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$595,000
No median price available

Comparable Properties



104/93 Truganini Rd CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 25/03/2024

Property Type: Apartment

1008/1060 Dandenong Rd CARNEGIE 3163 (VG)

Agent Comments

2 - -

Price: \$595,000

Method: Sale

Date: 17/01/2024

Property Type: Strata Unit/Flat



308/2 Morton Av CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$588,000

Method: Sold Before Auction

Date: 24/03/2024

Property Type: Apartment

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900