

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

4/5 Gnarwyn Road Carnegie VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

1/78 Railway Road Carnegie VIC 3163	\$345,000	09-Nov-21
6/9 Acacia Street Carnegie VIC 3163	\$332,000	14-Jul-21
12/184 Neerim Road Carnegie VIC 3163	\$360,000	02-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 29 November 2021



1/78 Railway Road Carnegie VIC 3163

 1  1  1

Sold Price

^{RS} **\$345,000**

Sold Date **09-Nov-21**

Distance **0.96km**



6/9 Acacia Street Carnegie VIC 3163

 1  1  1

Sold Price

\$332,000

Sold Date **14-Jul-21**

Distance **1.03km**



12/184 Neerim Road Carnegie VIC 3163

 1  1  1

Sold Price

\$360,000

Sold Date **02-Jul-21**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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