# 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

912/1060 Dandenong Road, Carnegie Vic 3163

## Indicative selling price

For the meaning of this		

Single price \$650,000

#### Median sale price

Median price	\$680,000	Pro	perty Type Uni	t		Suburb	Carnegie
Period - From	01/04/2019	to	31/03/2020	] So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	104/869 Dandenong Rd MALVERN EAST 3145	\$670,000	01/02/2020
2	202/16 Tranmere Av CARNEGIE 3163	\$643,000	29/02/2020
3	2/14 Maroona Rd CARNEGIE 3163	\$638,000	03/03/2020

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.

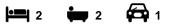
This Statement of Information was prepared on:

05/05/2020 13:31



# Ray White...





Property Type: Apartment Agent Comments Indicative Selling Price \$650,000 Median Unit Price Year ending March 2020: \$680,000

# **Comparable Properties**

104/869 Dandenong Rd MALVERN EAST 3145 Agent Comments (VG)



Price: \$670,000 Method: Sale Date: 01/02/2020 Property Type: Strata Unit/Flat



202/16 Tranmere Av CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$643,000 Method: Auction Sale Date: 29/02/2020 Property Type: Apartment

2/14 Maroona Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$638,000 Method: Sold Before Auction Date: 03/03/2020 Property Type: Apartment

Account - Ray White Moorabbin | P: 03 9555 1911 | F: 03 9555 7344



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.