

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 price see consumer.vic.gov.au/underquoting

Single price \$650,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Carnegie

Period - From 01/04/2019

to 31/03/2020

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	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



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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 (VG) **Agent Comments**

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



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

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

2/14 Maroona Rd CARNEGIE 3163 (REI/VG) **Agent Comments**

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