

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

5/11 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

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,660,000

Property type

House

Suburb

Carnegie

Period-from

01 Apr 2022

to

31 Mar 2023

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

2/33 MOONYA ROAD CARNEGIE VIC 3163	\$1,030,000	01-Apr-23
2/24 TOWARD STREET MURRUMBEENA VIC 3163	\$1,050,000	10-Dec-22
4/12 PARK AVENUE GLEN HUNTLY VIC 3163	\$920,000	08-Nov-22

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: 12 April 2023


**2/33 MOONYA ROAD CARNEGIE
VIC 3163**
 3  2  2

Sold Price

^{RS} **\$1,030,000**

Sold Date

01-Apr-23

Distance

0.28km

**2/24 TOWARD STREET
MURRUMBEENA VIC 3163**
 3  2  2

Sold Price

^{RS} **\$1,050,000**

Sold Date

10-Dec-22

Distance

0.81km

**4/12 PARK AVENUE GLEN HUNTLY
VIC 3163**
 3  1  1

Sold Price

^{RS} **\$920,000**

Sold Date

08-Nov-22

Distance

1.52km
RS = Recent sale

UN = Undisclosed Sale

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