

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

1/20 ANZAC STREET 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

\$315,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Nov 2021

to

31 Oct 2022

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

3/22 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$320,000	25-Oct-22
3/9 SYDNEY STREET MURRUMBEENA VIC 3163	\$315,000	06-Jun-22
1/9 DUNOON STREET MURRUMBEENA VIC 3163	\$330,000	30-Jun-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: 19 November 2022



**3/22 MURRUMBEENA ROAD
MURRUMBEENA VIC 3163**

 1  1  1

Sold Price

^{RS}

\$320,000

Sold Date

25-Oct-22

Distance

0.24km



**3/9 SYDNEY STREET
MURRUMBEENA VIC 3163**

 1  1  1

Sold Price

\$315,000

Sold Date

06-Jun-22

Distance

0.45km



**1/9 DUNOON STREET
MURRUMBEENA VIC 3163**

 1  1  1

Sold Price

\$330,000

Sold Date

30-Jun-22

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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