## 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

1/18 Gnarwyn Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$900,000		&		\$990,000					
Median sale pr	rice									
Median price	\$1,100,000	Pro	operty Type	Tow	nhouse		Suburb	Carnegie		
Period - From	04/07/2021	to	03/07/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	3/8 Wanalta Rd CARNEGIE 3163	\$1,008,000	28/05/2022
2	2/59 Moonya Rd CARNEGIE 3163	\$950,500	22/06/2022
3	1/267 Grange Rd ORMOND 3204	\$949,000	10/03/2022

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:

04/07/2022 09:05









**Property Type:** Unit Agent Comments

Indicative Selling Price \$900,000 - \$990,000 Median Townhouse Price 04/07/2021 - 03/07/2022: \$1,100,000

# **Comparable Properties**



3/8 Wanalta Rd CARNEGIE 3163 (REI)



Price: \$1,008,000 Method: Auction Sale Date: 28/05/2022 Property Type: Unit

3

Agent Comments

Agent Comments



Price: \$950,500 Method: Sold Before Auction Date: 22/06/2022 Property Type: Unit

1/267 Grange Rd ORMOND 3204 (REI/VG)

2/59 Moonya Rd CARNEGIE 3163 (REI)

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Agent Comments



Price: \$949,000 Method: Sold Before Auction Date: 10/03/2022 Property Type: Unit

#### Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



propertydata

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