

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 between \$900,000

&

\$990,000

Median sale price

Median price \$1,100,000

Property Type Townhouse

Suburb Carnegie

Period - From 04/07/2021

to

03/07/2022

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	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



3 2 1

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)

Agent Comments

3 2 1

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



2/59 Moonya Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 1

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



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

Agent Comments

3 2 1

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