



2   
 1   
 1

**Rooms:****Property Type:** Apartment

Agent Comments

Start out with something special with this classic 2 bedroom first floor security apartment. Open plan living and Extra Large, this light and bright spark features 2 double bedrooms (BIRs), an inviting west-facing living room with views out onto the communal central courtyard gardens, central bathroom, separate toilet, security entrance and under cover car space to the rear. Set well back from the Road and nice and private, a terrific starter or perfect investment located within walking distance to either Carnegie, Murrumbeena or East Malvern Train stations.

## Comparable Properties

**1/27 Beena Av CARNEGIE 3163 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$470,000**Method:** Auction Sale**Date:** 13/05/2017**Rooms:** 3**Property Type:** Apartment**3/919 Dandenong Rd MALVERN EAST 3145 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$447,000**Method:** Auction Sale**Date:** 04/03/2017**Rooms:** -**Property Type:** Apartment**7/26 Shepparson Av CARNEGIE 3163 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$425,000**Method:** Auction Sale**Date:** 08/04/2017**Rooms:** 4**Property Type:** Apartment

## 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

14/1150 Dandenong Road, Carnegie Vic 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$440,000

## Median sale price

Median price

\$587,000

Unit

X

Suburb

Carnegie

Period - From

01/07/2016

to

30/06/2017

Source

REIV

## Comparable property sales

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
1/27 Beena Av CARNEGIE 3163	\$470,000	13/05/2017
3/919 Dandenong Rd MALVERN EAST 3145	\$447,000	04/03/2017
7/26 Shepparson Av CARNEGIE 3163	\$425,000	08/04/2017