

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

2/42 Moonya Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,336,000

Property Type House

Suburb Carnegie

Period - From 01/04/2019

to

31/03/2020

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	1/14 James St GLEN HUNTLY 3163	\$1,050,000	22/02/2020
2	1d Blenheim St BENTLEIGH EAST 3165	\$1,010,000	16/03/2020
3	2/27 Kangaroo Rd MURRUMBEENA 3163	\$1,001,000	29/05/2020

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:

16/06/2020 15:19



3
 2
 2

Property Type: Townhouse

Agent Comments

Immaculate three-bedroom two-bathroom proportions, a sunny east facing garden and a quiet yet convenient address ensure this stunning townhouse solves the first home or busy modern lifestyle dilemma with effortless ease. Positioned nicely in a group of just three, its spacious, light filled interiors provide a peaceful, private haven. With an ideal sense of independence, wonderfully warm and inviting spaces flow from an expansive sun filled, open plan living and dining room that is set before a kitchen featuring stone benchtops and stainless steel appliances.

Comparable Properties

**1/14 James St GLEN HUNTLY 3163 (REI/VG)**

Agent Comments

3
 1
 2

Price: \$1,050,000**Method:** Auction Sale**Date:** 22/02/2020**Property Type:** Townhouse (Res)**1d Blenheim St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3
 2
 3

Price: \$1,010,000**Method:** Sold Before Auction**Date:** 16/03/2020**Property Type:** Townhouse (Res)**Land Size:** 283 sqm approx**2/27 Kangaroo Rd MURRUMBEENA 3163 (REI)**

Agent Comments

3
 1
 2

Price: \$1,001,000**Method:** Sold Before Auction**Date:** 29/05/2020**Property Type:** Townhouse (Res)