

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

101/14 Maroona Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$540,000

&

\$580,000

Median sale price

Median price

\$705,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/07/2020

to

30/06/2021

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.~~

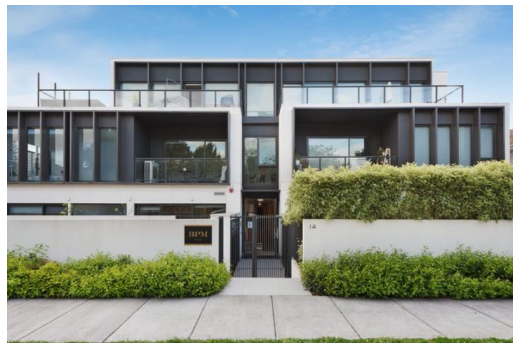
	Address of comparable property	Price	Date of sale
1	102/13 Maroona Rd CARNEGIE 3163	\$615,000	12/04/2021
2	203/14 Maroona Rd CARNEGIE 3163	\$580,000	26/04/2021
3			

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:

12/10/2021 11:13



 2  2  1

Property Type: Strata Unit/Flat

Agent Comments

Impressive 2 bedroom 2 bathroom 1st floor security apartment enjoying a stunning living & dining area, streamlined stone kitchen (Miele appliances), a spacious alfresco balcony, secure basement parking & storage cage. Walk to Glen Huntly Village & Koornang Road's eat-street.

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

Year ending June 2021: \$705,000

Comparable Properties



102/13 Maroona Rd CARNEGIE 3163 (REI/VG) **Agent Comments**

 2  2  1

Price: \$615,000

Method: Sold Before Auction

Date: 12/04/2021

Property Type: Apartment



203/14 Maroona Rd CARNEGIE 3163 (REI/VG) **Agent Comments**

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 26/04/2021

Property Type: Apartment

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.