

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

2/6 JUDITH STREET CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Carnegie

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 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

2/24 TOWARD STREET MURRUMBEENA VIC 3163	\$1,050,000	10-Dec-22
4/31 GEORGE STREET BENTLEIGH EAST VIC 3165	\$1,055,000	23-Feb-23
2/38 DEAKIN STREET BENTLEIGH EAST VIC 3165	\$1,071,000	12-Dec-22

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 6 months.

This Statement of Information was prepared on: 10 May 2023

Bernard Mel

M 0448712612

E bmel@hockingstuart.com.au


**2/24 TOWARD STREET
MURRUMBEENA VIC 3163**

3 2 2

Sold Price

\$1,050,000

Sold Date

10-Dec-22

Distance

1.63km

**4/31 GEORGE STREET BENTLEIGH
EAST VIC 3165**

3 2 2

Sold Price

^{RS} **\$1,055,000**

Sold Date

23-Feb-23

Distance

0.77km

**2/38 DEAKIN STREET BENTLEIGH
EAST VIC 3165**

3 2 2

Sold Price

\$1,071,000

Sold Date

12-Dec-22

Distance

1.53km
RS = Recent sale

UN = Undisclosed Sale

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