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	3/33 Moonya Road, Carnegie Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price	\$1,026,500	Pro	perty Type	Townhou	use	Suburb	Carnegie
Period - From	04/04/2021	to	03/04/2022		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

Add	dress of comparable property	Price	Date of sale
1	339 Murrumbeena Rd MURRUMBEENA 3163	\$1,120,000	08/03/2022
2	1/33 Moonya Rd CARNEGIE 3163	\$1,110,000	31/12/2021
3	33 Lloyds Av CAULFIELD EAST 3145	\$1,070,000	06/01/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/04/2022 21:26



RT Edgar







Property Type: Townhouse

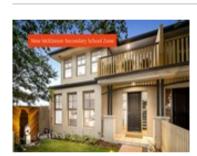
Land Size: 148 (internal) plus huge yard, upper level terrace, OSP x2 &

store room sqm approx **Agent Comments**

Indicative Selling Price \$1,100,000

Median Townhouse Price 04/04/2021 - 03/04/2022: \$1,026,500

Comparable Properties



339 Murrumbeena Rd MURRUMBEENA 3163

(REI)

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Price: \$1,120,000

Method: Sold Before Auction

Date: 08/03/2022

Property Type: Townhouse (Res)

Agent Comments

1/33 Moonya Rd CARNEGIE 3163 (VG)



Price: \$1,110,000 Method: Sale Date: 31/12/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



33 Lloyds Av CAULFIELD EAST 3145 (REI)



Price: \$1,070,000 Method: Private Sale Date: 06/01/2022

Property Type: Townhouse (Single)

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



