

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

3/33 Moonya Road, Carnegie Vic 3163

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

Property Type

Townhouse

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	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 comparable properties 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



3 2 2

Property Type: Townhouse (Single)

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)

Agent Comments

3 2 2

Price: \$1,120,000

Method: Sold Before Auction

Date: 08/03/2022

Property Type: Townhouse (Res)

1/33 Moonya Rd CARNEGIE 3163 (VG)

Agent Comments

3 - -

Price: \$1,110,000

Method: Sale

Date: 31/12/2021

Property Type: Flat/Unit/Apartment (Res)



33 Lloyds Av CAULFIELD EAST 3145 (REI)

Agent Comments

3 1 2

Price: \$1,070,000

Method: Private Sale

Date: 06/01/2022

Property Type: Townhouse (Single)