Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

202/14 Maroona Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$475,000	&	\$520,000
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Median sale price

Median price	\$650,000	Pro	perty Type Un	t		Suburb	Carnegie
Period - From	01/10/2024	to	31/12/2024	So	urce	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	5/6 Kokaribb Rd CARNEGIE 3163	\$505,000	13/12/2024
2	201/13 Maroona Rd CARNEGIE 3163	\$512,500	16/09/2024
3	109/14 Maroona Rd CARNEGIE 3163	\$545,000	22/08/2024

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:	23/01/2025 10:17





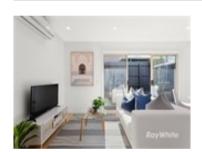
Robert de Freitas 0421 430 350 RobertdeFreitas@jelliscraig.com.au



Property Type: Apartment **Agent Comments**

Indicative Selling Price \$475,000 - \$520,000 **Median Unit Price** December quarter 2024: \$650,000

Comparable Properties



5/6 Kokaribb Rd CARNEGIE 3163 (REI)

Agent Comments

Price: \$505,000 Method: Private Sale Date: 13/12/2024

Property Type: Apartment

201/13 Maroona Rd CARNEGIE 3163 (REI/VG)

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Agent Comments

Price: \$512,500 Method: Private Sale Date: 16/09/2024 Property Type: Unit



109/14 Maroona Rd CARNEGIE 3163 (REI/VG)

Price: \$545,000

Method: Sold After Auction

Date: 22/08/2024

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500





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