

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

9/10 St Huberts Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$480,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Carnegie

Period - From 09/03/2021 to 08/03/2022 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	8/10 St Huberts Rd CARNEGIE 3163	\$552,500	30/10/2021
2	6/2a Kinross Av CAULFIELD NORTH 3161	\$500,000	06/03/2022
3	201/3 Morton Av CARNEGIE 3163	\$478,000	05/03/2022

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

09/03/2022 19:08

9/10 St Huberts Road, Carnegie Vic 3163

**ATRIA**  
REAL ESTATE

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**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

09/03/2021 - 08/03/2022: \$580,000



2   1   1

**Rooms:** 3

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**8/10 St Huberts Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$552,500

**Method:** Auction Sale

**Date:** 30/10/2021

**Property Type:** Apartment



**6/2a Kinross Av CAULFIELD NORTH 3161 (REI)**

**Agent Comments**

2   1   1

**Price:** \$500,000

**Method:** Auction Sale

**Date:** 06/03/2022

**Property Type:** Apartment



**201/3 Morton Av CARNEGIE 3163 (REI)**

**Agent Comments**

2   1   1

**Price:** \$478,000

**Method:** Auction Sale

**Date:** 05/03/2022

**Property Type:** Apartment

**Account - Atria Real Estate**



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