

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

12/56 Grange Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$280,000 & \$295,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Carnegie

Period - From 29/06/2021

to 28/06/2022

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	11/113 Eskdale Rd CAULFIELD NORTH 3161	\$294,000	18/02/2022
2	1/25 The Avenue MALVERN EAST 3145	\$288,000	09/04/2022
3	1/143 Booran Rd CAULFIELD SOUTH 3162	\$284,999	16/03/2022

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:

29/06/2022 15:58



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$280,000 - \$295,000

Median Unit Price

29/06/2021 - 28/06/2022: \$620,000

Comparable Properties



11/113 Eskdale Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

1 - -

Price: \$294,000

Method: Sale

Date: 18/02/2022

Property Type: Strata Unit/Flat



1/25 The Avenue MALVERN EAST 3145 (REI/VG)

Agent Comments

1 1 1

Price: \$288,000

Method: Private Sale

Date: 09/04/2022

Property Type: Unit



1/143 Booran Rd CAULFIELD SOUTH 3162 (VG)

Agent Comments

1 - -

Price: \$284,999

Method: Sale

Date: 16/03/2022

Property Type: Strata Unit/Flat