

# 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

1/92 Grange 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 \$800,000 & \$880,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Carnegie

Period - From 01/01/2021 to 31/12/2021 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	3/154 Grange Rd CARNEGIE 3163	\$880,000	06/11/2021
2	4/34 Moonya Rd CARNEGIE 3163	\$860,000	15/12/2021
3	2/55 Coorigil Rd CARNEGIE 3163	\$855,000	11/12/2021

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:

25/01/2022 15:19

1/92 Grange Road, Carnegie Vic 3163

**Jellis Craig**

Myron Ching

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**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

Year ending December 2021: \$680,000



 2  1  1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**3/154 Grange Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$880,000

**Method:** Auction Sale

**Date:** 06/11/2021

**Rooms:** 4

**Property Type:** Villa



**4/34 Moonya Rd CARNEGIE 3163 (REI)**

**Agent Comments**

 2  1  2

**Price:** \$860,000

**Method:** Sold Before Auction

**Date:** 15/12/2021

**Property Type:** Unit



**2/55 Coorigil Rd CARNEGIE 3163 (REI)**

**Agent Comments**

 2  1  2

**Price:** \$855,000

**Method:** Auction Sale

**Date:** 11/12/2021

**Property Type:** Unit

**Account - Jellis Craig | P: 03 9593 4500**



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