

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

7/1229 Glen Huntly Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$758,500

Property Type Unit

Suburb Carnegie

Period - From 01/01/2021

to 31/03/2021

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	1/17 Fisher St MALVERN EAST 3145	\$695,000	10/07/2021
2	11/89 Neerim Rd GLEN HUNTLY 3163	\$720,000	25/06/2021
3	20/89 Neerim Rd GLEN HUNTLY 3163	\$660,500	01/05/2021

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:

12/07/2021 16:58



Property Type:
Agent Comments

Indicative Selling Price
\$660,000 - \$720,000
Median Unit Price
March quarter 2021: \$758,500

Comparable Properties



1/17 Fisher St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$695,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Apartment



11/89 Neerim Rd GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 25/06/2021
Rooms: 3
Property Type: Townhouse (Res)



20/89 Neerim Rd GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$660,500
Method: Auction Sale
Date: 01/05/2021
Property Type: Apartment