

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

3/14 Maroona Road Carnegie VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

1/14 Maroona Road Carnegie VIC 3163	\$580,000	14-Jun-19
302/103 Grange Road Glen Huntly VIC 3163	\$548,000	10-Jul-19
103/147 Neerim Road Glen Huntly VIC 3163	\$545,000	25-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 28 November 2019

Greg Brydon

M 0431799938

E greg.brydon@obrienrealestate.com.au



1/14 Maroona Road Carnegie VIC 3163

Sold Price

\$580,000

Sold Date

14-Jun-19

 2  2  1

Distance

-



302/103 Grange Road Glen Huntly VIC 3163

Sold Price

\$548,000

Sold Date

10-Jul-19

 2  1  1

Distance

0.21km



103/147 Neerim Road Glen Huntly VIC 3163

Sold Price

\$545,000

Sold Date

25-Jun-19

 2  2  1

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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