

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

103/1060 DANDENONG 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

\$399,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Feb 2024

to

31 Jan 2025

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

807/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$415,000	17-Sep-24
1/6 MORTON AVENUE CARNEGIE VIC 3163	\$415,000	02-Nov-24
5/253 NEERIM ROAD CARNEGIE VIC 3163	\$430,000	07-Aug-24

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: 07 February 2025



**807/1060 DANDENONG ROAD
CARNEGIE VIC 3163**

 1  1  1

Sold Price

\$415,000

Sold Date **17-Sep-24**

Distance

0km



**1/6 MORTON AVENUE CARNEGIE
VIC 3163**

 1  1  1

Sold Price

Sold Date **02-Nov-24**

Distance

0.37km



**5/253 NEERIM ROAD CARNEGIE
VIC 3163**

 1  1  1

Sold Price

\$430,000

Sold Date **07-Aug-24**

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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