

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

6/1298 Glen Huntly 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Jul 2020

to

30 Jun 2021

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

7/3 Yendon Road Carnegie VIC 3163	\$519,000	23-Jan-21
109/14 Maroona Road Carnegie VIC 3163	\$520,000	06-Jan-21
201/14 Maroona Road Carnegie VIC 3163	\$545,000	17-May-21

OR

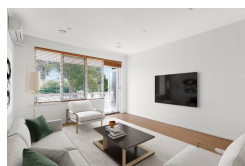
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 July 2021

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7/3 Yendon Road Carnegie VIC 3163

Sold Price

\$519,000

Sold Date

23-Jan-21

 2  1  1

Distance

0.28km



109/14 Maroona Road Carnegie VIC 3163

Sold Price

\$520,000

Sold Date

06-Jan-21

 2  2  1

Distance

0.39km



201/14 Maroona Road Carnegie VIC 3163

Sold Price

\$545,000

Sold Date

17-May-21

 2  2  1

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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