

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

3/1272 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

\$890,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Oct 2018

to

30 Sep 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

3/1267-1269 Glen Huntly Road Carnegie VIC 3163	\$956,000	16-Mar-19
2A Wanalta Road Carnegie VIC 3163	-	14-Sep-19
20 Shepparson Avenue Carnegie VIC 3163	\$920,000	07-Sep-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: 25 October 2019



**3/1267-1269 Glen Huntly Road
Carnegie VIC 3163**

3 2 1

Sold Price **\$956,000** Sold Date **16-Mar-19**

Distance **0.09km**



**2A Wanalta Road Carnegie VIC
3163**

2 1 2

Sold Price ^{RS} - Sold Date **14-Sep-19**

Distance **0.17km**



**20 Shepparson Avenue Carnegie
VIC 3163**

2 1 1

Sold Price **\$920,000** Sold Date **07-Sep-19**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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