

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

9/4 Walnut Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$285,000

&

\$310,000

Median sale price

Median price \$637,500

Property Type Unit

Suburb Carnegie

Period - From 01/04/2020

to 30/06/2020

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	9/38 Moonya Rd CARNEGIE 3163	\$320,000	14/03/2020
2	10/375 Neerim Rd CARNEGIE 3163	\$310,000	25/07/2020
3	9/59 Hobart Rd MURRUMBEENA 3163	\$291,500	01/06/2020

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:

28/07/2020 10:42



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$285,000 - \$310,000

Median Unit Price

June quarter 2020: \$637,500

Comparable Properties



9/38 Moonya Rd CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

Price: \$320,000

Method: Auction Sale

Date: 14/03/2020

Property Type: Apartment



10/375 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

Price: \$310,000

Method: Auction Sale

Date: 25/07/2020

Property Type: Apartment



9/59 Hobart Rd MURRUMBEENA 3163 (REI)

Agent Comments

 1  1  1

Price: \$291,500

Method: Sold Before Auction

Date: 01/06/2020

Rooms: 2

Property Type: Apartment