

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

7/12 Maroona Road, Carnegie Vic 3163

Indicative selling price

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

Single price \$420,000

Median sale price

Median price \$595,000

Property Type Unit

Suburb Carnegie

Period - From 18/02/2024

to 17/02/2025

Source Property Data

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	15/28 Eumeralla Rd CAULFIELD SOUTH 3162	\$405,000	13/12/2024
2	4/32 Royal Av GLEN HUNTLY 3163	\$435,000	05/12/2024
3	10/19 Ash Gr CAULFIELD 3162	\$420,000	19/09/2024

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:

18/02/2025 13:48

7/12 Maroona Road, Carnegie Vic 3163



Property Type:
Agent Comments

Indicative Selling Price
\$420,000

Median Unit Price
18/02/2024 - 17/02/2025: \$595,000

Comparable Properties



15/28 Eumeralla Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 13/12/2024
Property Type: Apartment



4/32 Royal Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$435,000
Method: Sold Before Auction
Date: 05/12/2024
Property Type: Apartment



10/19 Ash Gr CAULFIELD 3162 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 19/09/2024
Property Type: Apartment

Account - Geoff Nixon RE | P: 03 9528 4422



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