

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

818/1060 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$653,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Nov 2021

to

31 Oct 2022

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

611/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$600,000	15-May-22
405/276 NEERIM ROAD CARNEGIE VIC 3163	\$580,000	08-Oct-22
104/17 ELLIOTT AVENUE CARNEGIE VIC 3163	\$598,000	27-Jul-22

OR

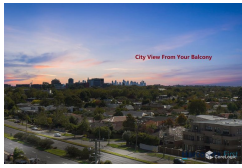
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 November 2022

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611/1060 DANDENONG ROAD CARNEGIE VIC 3163

2
 2
 1

Sold Price **\$600,000** Sold Date **15-May-22**

Distance **0km**



405/276 NEERIM ROAD CARNEGIE VIC 3163

2
 2
 1

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **08-Oct-22**

Distance **0.47km**



104/17 ELLIOTT AVENUE CARNEGIE VIC 3163

2
 2
 1

Sold Price **\$598,000** Sold Date **27-Jul-22**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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