

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

1/1264 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Dec 2020

to

30 Nov 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

5/6 Rosedale Avenue Glen Huntly VIC 3163	\$599,999	07-Jun-21
2/97 Neerim Road Glen Huntly VIC 3163	\$530,000	17-Oct-21
2/1264 Glen Huntly Road Carnegie VIC 3163	\$620,000	27-Sep-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: 11 December 2021



5/6 Rosedale Avenue Glen Huntly VIC 3163

Sold Price **\$599,999** Sold Date **07-Jun-21**

 2  1  1

Distance **0.34km**

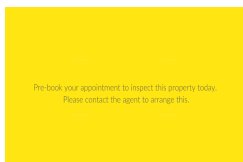


2/97 Neerim Road Glen Huntly VIC 3163

Sold Price ^{RS} **\$530,000** ^{UN} Sold Date **17-Oct-21**

 2  1  1

Distance **0.72km**



2/1264 Glen Huntly Road Carnegie VIC 3163

Sold Price **\$620,000** Sold Date **27-Sep-21**

 2  1  1

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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