

# 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

1/154 Grange Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000

&

\$730,000

### Median sale price

Median price \$706,000

Property Type Unit

Suburb Carnegie

Period - From 01/07/2021

to 30/09/2021

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 | 5/12 Wattle Av GLEN HUNTLY 3163 | \$729,000 | 22/09/2021   |
| 2 | 2/3 Lord St CAULFIELD EAST 3145 | \$710,000 | 18/10/2021   |
| 3 | 7/58 Coorigil Rd CARNEGIE 3163  | \$706,000 | 05/08/2021   |

**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:

14/12/2021 14:29



2 1 1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**5/12 Wattle Av GLEN HUNTLY 3163 (REI)**

**Agent Comments**

2 1 1

**Price:** \$729,000

**Method:** Private Sale

**Date:** 22/09/2021

**Property Type:** Unit



**2/3 Lord St CAULFIELD EAST 3145 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$710,000

**Method:** Private Sale

**Date:** 18/10/2021

**Property Type:** Unit



**7/58 Coorigil Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$706,000

**Method:** Sold Before Auction

**Date:** 05/08/2021

**Property Type:** Unit