

# 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

2/13 St Huberts 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

&

\$750,000

### Median sale price

Median price \$732,500

Property Type Unit

Suburb Carnegie

Period - From 01/07/2020

to

30/09/2020

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	3/20 Kokaribb Rd CARNEGIE 3163	\$745,000	15/11/2020
2	2/7 Oakleigh Rd CARNEGIE 3163	\$745,000	10/11/2020
3	14/148 Grange Rd CARNEGIE 3163	\$724,500	07/11/2020

**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:

20/11/2020 10:58



2 1 1

**Property Type:** Unit  
**Land Size:** 85 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$690,000 - \$750,000

**Median Unit Price**

September quarter 2020: \$732,500

## Comparable Properties



**3/20 Kokaribb Rd CARNEGIE 3163 (REI)**

**Agent Comments**

2 1 1

**Price:** \$745,000  
**Method:** Auction Sale  
**Date:** 15/11/2020  
**Property Type:** Unit



**2/7 Oakleigh Rd CARNEGIE 3163 (REI)**

**Agent Comments**

2 1 1

**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 10/11/2020  
**Property Type:** Unit



**14/148 Grange Rd CARNEGIE 3163 (REI)**

**Agent Comments**

2 1 1

**Price:** \$724,500  
**Method:** Auction Sale  
**Date:** 07/11/2020  
**Property Type:** Unit