

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode 101/1100 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 \$495,000 or range between &

## Median sale price

Median price \$642,500 Property type APARTMENT Suburb CARNEGIE  
Period - From 01/08/2024 to 31/10/2024 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. 313/1060 Dandenong Road, Carnegie, VIC 3163	\$491,000	29/09/2024
2. 111/316 Neerim Road, Carnegie, VIC 3163	\$500,000	23/10/2024
3. 202/907 Dandenong Road, Malvern East, VIC 3145	\$485,000	28/08/2024

This Statement of Information was prepared on: 03/12/2024