

# 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

6/13 Emily Street, 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 \$480,000 & \$520,000

### Median sale price

Median price \$645,000 Property Type Unit Suburb Carnegie

Period - From 01/04/2021 to 31/03/2022 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	4/1260 Glen Huntly Rd CARNEGIE 3163	\$510,000	10/02/2022
2	3/10 St Huberts Rd CARNEGIE 3163	\$495,600	23/03/2022
3	6/1 Rosstown Rd CARNEGIE 3163	\$480,000	12/02/2022

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:

05/05/2022 12:48



**Property Type:** Strata Unit/Flat

**Land Size:** 67 sqm approx

Agent Comments

## Comparable Properties



**4/1260 Glen Huntly Rd CARNEGIE 3163 (VG)**

Agent Comments



**Price:** \$510,000

**Method:** Sale

**Date:** 10/02/2022

**Property Type:** Strata Unit/Flat



**3/10 St Huberts Rd CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$495,600

**Method:** Sold Before Auction

**Date:** 23/03/2022

**Property Type:** Apartment



**6/1 Rosstown Rd CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$480,000

**Method:** Auction Sale

**Date:** 12/02/2022

**Property Type:** Apartment