Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/78 Moonya Road, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$850,000		&		\$930,000			
Median sale p	rice							
Median price	\$687,500	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/73 Mimosa Rd CARNEGIE 3163	\$900,000	19/06/2021
2	1/3 Garden Av GLEN HUNTLY 3163	\$904,250	06/03/2021
3	3/267 Grange Rd ORMOND 3204	\$947,000	15/02/2021

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:

29/07/2021 15:25





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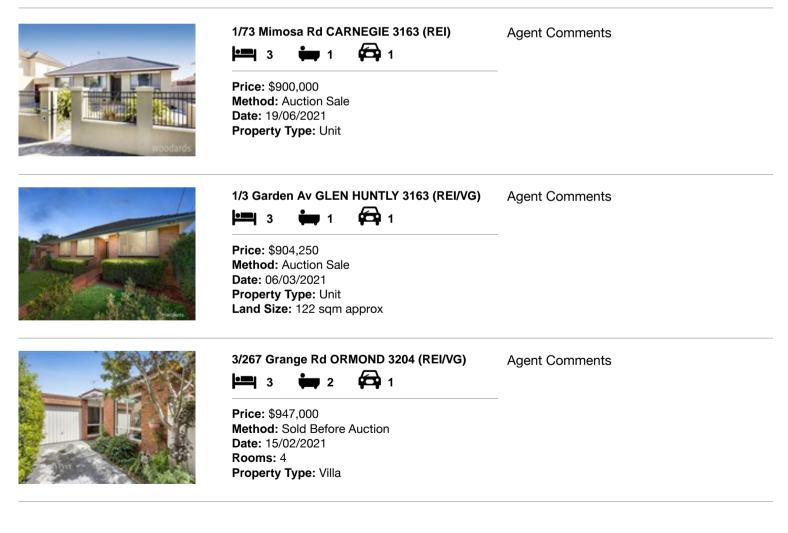


Property Type: Unit Agent Comments

Indicative Selling Price \$850,000 - \$930,000 Median Unit Price June quarter 2021: \$687,500

Lovingly maintained 3 bedroom 2 bathroom single level town residence, soaked in northern sun, enjoying solid Tasmanian Oak floors, a north facing lounge & dining room, a sparkling stone kitchen, sunny TV/meals opening to a paved alfresco courtyard (partly undercover); WIRs, full security, heating/cooling & auto garage. Walk to Packer Park, train & Village cafes.

Comparable Properties



Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.