

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

6/78 Moonya Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000

&

\$930,000

Median sale price

Median price \$687,500

Property Type Unit

Suburb Carnegie

Period - From 01/04/2021

to

30/06/2021

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	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



3 2 1

Property Type: Unit

Agent Comments

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



1/73 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments

3 1 1

Price: \$900,000

Method: Auction Sale

Date: 19/06/2021

Property Type: Unit



1/3 Garden Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$904,250

Method: Auction Sale

Date: 06/03/2021

Property Type: Unit

Land Size: 122 sqm approx



3/267 Grange Rd ORMOND 3204 (REI/VG)

Agent Comments

3 2 1

Price: \$947,000

Method: Sold Before Auction

Date: 15/02/2021

Rooms: 4

Property Type: Villa