Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	201/13 Maroona Road, Carnegie Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$520,000

Median sale price

Median price	\$621,444	Pro	pperty Type Un	t		Suburb	Carnegie
Period - From	01/07/2023	to	30/06/2024	So	ource	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

Address of comparable property		Price	Date of sale
1	5/488 Neerim Rd MURRUMBEENA 3163	\$517,000	23/04/2024
2	301/253 Neerim Rd CARNEGIE 3163	\$525,000	17/04/2024
3	11/1298 Glen Huntly Rd CARNEGIE 3163	\$510,000	20/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/09/2024 14:09





Kon Galitos 9593 4500 0414 902 680 kongalitos

Indicative Selling Price \$520,000 **Median Unit Price**

Year ending June 2024: \$621,444



Property Type: Apartment **Agent Comments**

Comparable Properties



5/488 Neerim Rd MURRUMBEENA 3163 (VG)

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Price: \$517,000 Method: Sale Date: 23/04/2024

Property Type: Strata Unit/Flat



301/253 Neerim Rd CARNEGIE 3163 (REI/VG)

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Price: \$525,000 Method: Auction Sale Date: 17/04/2024

Property Type: Apartment

Agent Comments

Agent Comments



11/1298 Glen Huntly Rd CARNEGIE 3163

(REI/VG)







Method: Sold Before Auction

Date: 20/03/2024

Price: \$510.000

Property Type: Apartment

Agent Comments

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





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