

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

201/13 Maroona Road, Carnegie Vic 3163

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

Property Type Unit

Suburb Carnegie

Period - From 01/07/2023

to 30/06/2024

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	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 comparable properties 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



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$520,000

Median Unit Price

Year ending June 2024: \$621,444

Comparable Properties



5/488 Neerim Rd MURRUMBEENA 3163 (VG)

Agent Comments

 2  -  -

Price: \$517,000

Method: Sale

Date: 23/04/2024

Property Type: Strata Unit/Flat



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

Agent Comments

 2  1  1

Price: \$525,000

Method: Auction Sale

Date: 17/04/2024

Property Type: Apartment



11/1298 Glen Huntly Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$510,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: Apartment

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