Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/68 Moonya Road, Carnegie Vic 3163
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Indicative selling price

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

Range between	\$950,000	&	\$1,040,000
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Median sale price

Median price	\$1,200,000	Pro	perty Type To	wnhouse		Suburb	Carnegie
Period - From	21/02/2024	to	20/02/2025	Sc	urce	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	1/68 Grange Rd CARNEGIE 3163	\$1,320,000	10/02/2025
2	2/258 Koornang Rd CARNEGIE 3163	\$932,000	23/11/2024
3	2/12 Yendon Rd CARNEGIE 3163	\$1,080,000	24/08/2024

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:	21/02/2025 15:32













Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$950,000 - \$1,040,000 **Median Townhouse Price** 21/02/2024 - 20/02/2025: \$1,200,000

Comparable Properties



1/68 Grange Rd CARNEGIE 3163 (REI)



Price: \$1,320,000 Method: Auction Sale Date: 10/02/2025 Property Type: Unit

Agent Comments



2/258 Koornang Rd CARNEGIE 3163 (REI/VG)





Agent Comments

Price: \$932,000 Method: Auction Sale Date: 23/11/2024 Property Type: Unit



2/12 Yendon Rd CARNEGIE 3163 (REI/VG)





Price: \$1,080,000 Method: Auction Sale Date: 24/08/2024

Property Type: Townhouse (Single)

Agent Comments

Account - 11 North | P: 1300 353 836





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