

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

4/10-12 Moonya Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$570,000

&

\$620,000

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 | 1/12 Wild Cherry Rd ORMOND 3204 | \$608,000 | 20/07/2024 |
| 2 | 3/10-12 Moonya Rd CARNEGIE 3163 | \$625,000 | 12/02/2024 |
| 3 | | | |

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:

02/08/2024 11:58

4/10-12 Moonya Road, Carnegie Vic 3163

**Jellis
Craig**

Alex Grigoriadis

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Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

Year ending June 2024: \$621,444



 2  1  2

Property Type:

Agent Comments

Comparable Properties



1/12 Wild Cherry Rd ORMOND 3204 (REI)

Agent Comments

 2  1  1

Price: \$608,000

Method: Sold Before Auction

Date: 20/07/2024

Property Type: Unit



3/10-12 Moonya Rd CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$625,000

Method: Private Sale

Date: 12/02/2024

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 9593 4500



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