Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address Including suburb and postcode | 8/37 Moonya Road, Carnegie Vic 3163 |
|---|-------------------------------------|
| | |

Indicative selling price

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

Single price \$850,000

Median sale price

| Median price \$1,421,000 | Property Type Hou | ise | Suburb | Carnegie |
|--------------------------|-------------------|--------|--------|----------|
| Period - From 01/10/2020 | to 31/12/2020 | 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

| Address of comparable property | | 1 1100 | Date of Sale |
|--------------------------------|----------------------------------|-----------|--------------|
| 1 | 3/114 Neville St CARNEGIE 3163 | \$900,000 | 09/02/2021 |
| 2 | 2/7 Kingsley Pde CARNEGIE 3163 | \$850,000 | 17/02/2021 |
| 3 | 2/9 Macgowan Av GLEN HUNTLY 3163 | \$850,000 | 27/01/2021 |

OR

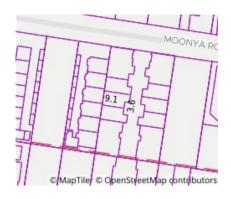
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 25/02/2021 18:43 |
|--|------------------|



Date of sale







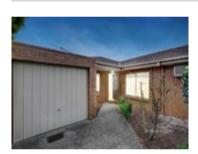




Property Type:Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price \$850,000 Median House Price December quarter 2020: \$1,421,000

Comparable Properties



3/114 Neville St CARNEGIE 3163 (REI)

2





Price: \$900,000

Method: Sold Before Auction

Date: 09/02/2021 Property Type: Unit **Agent Comments**



2/7 Kingsley Pde CARNEGIE 3163 (REI)

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Price: \$850,000 Method: Auction Sale Date: 17/02/2021 Property Type: Unit **Agent Comments**



2/9 Macgowan Av GLEN HUNTLY 3163 (REI)

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Price: \$850,000

Method: Sold Before Auction

Date: 27/01/2021 Property Type: Unit

Land Size: 720 sqm approx

Agent Comments

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



