

# 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

8/37 Moonya Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$850,000

### Median sale price

Median price

\$1,421,000

Property Type

House

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	Price	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



**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)**

Agent Comments



**Price:** \$900,000  
**Method:** Sold Before Auction  
**Date:** 09/02/2021  
**Property Type:** Unit



**2/7 Kingsley Pde CARNEGIE 3163 (REI)**

Agent Comments



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



**2/9 Macgowan Av GLEN HUNTLY 3163 (REI)**

Agent Comments



**Price:** \$850,000  
**Method:** Sold Before Auction  
**Date:** 27/01/2021  
**Property Type:** Unit  
**Land Size:** 720 sqm approx