

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

1/25 CHESTNUT STREET CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

4/38 MUNSTER AVENUE CARNEGIE VIC 3163	\$875,000	29-Jun-24
2/186 NEERIM ROAD CARNEGIE VIC 3163	\$920,000	08-Jun-24
3/1 MADDEN AVENUE CARNEGIE VIC 3163	\$880,000	08-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 09 September 2024

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**4/38 MUNSTER AVENUE
CARNEGIE VIC 3163**

 2  1  1

Sold Price

^{RS}

\$875,000

Sold Date

29-Jun-24

Distance

0.8km



**2/186 NEERIM ROAD CARNEGIE
VIC 3163**

 2  1  1

Sold Price

\$920,000

Sold Date

08-Jun-24

Distance

1.04km



**3/1 MADDEN AVENUE CARNEGIE
VIC 3163**

 2  1  1

Sold Price

\$880,000

Sold Date

08-Jun-24

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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