

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

7/12 Grange Road Carnegie, 3163

Indicative selling price

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

Range between \$430,000.00 & \$475,000.00

Median sale price

Median price \$630,000.00 Property Type UNIT Suburb CARNEGIE

Period - From 09-Apr-2021 to 27-Oct-2021 Source REA

Comparable property sales

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	6/6 Rosstown Road Carnegie VIC 3163	\$495,000.00	26-Jun-2021
2	7/3 Yendon Road, Carnegie, Vic 3163	\$519,000.00	23-May-2021
3	108/253-255 Neerim Road, Carnegie, Vic 3163	\$492,000.00	17-Jun-2021

This statement of information was prepared on 08-Apr-2022 at 11:53:59 AM EST