

1/5 Wanalta Road, Carnegie Vic 3163



3 2 2

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
March quarter 2017: \$620,000

## Comparable Properties



**4/35-37 Grange Rd CAULFIELD EAST 3145 (REI)**

**Agent Comments**

3 1 2

**Price:**  
**Method:** Sold Before Auction  
**Date:** 08/12/2016  
**Rooms:** 5  
**Property Type:** Unit



**4/49 Coorigil Rd CARNEGIE 3163 (REI)**

**Agent Comments**

3 1 2

**Price:** \$945,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 4  
**Property Type:** Unit



**3/223 Kambrook Rd CAULFIELD 3162 (REI/VG)** **Agent Comments**

3 2 1

**Price:** \$921,000  
**Method:** Auction Sale  
**Date:** 26/03/2017  
**Rooms:** 4  
**Property Type:** Villa  
**Land Size:** 175 sqm

## 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

1/5 Wanalta 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)

Range between

\$900,000

&

\$990,000

#### Median sale price

Median price

\$620,000

Unit

X

Suburb

Carnegie

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

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
4/35-37 Grange Rd CAULFIELD EAST 3145		08/12/2016
4/49 Coorigil Rd CARNEGIE 3163	\$945,000	20/05/2017
3/223 Kambrook Rd CAULFIELD 3162	\$921,000	26/03/2017