

## 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

410/1060 DANDENONG 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Aug 2023

to

31 Jul 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

708/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$565,000	14-Feb-24
817/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$575,000	27-Apr-24
1009/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$592,500	09-May-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: 07 August 2024


**708/1060 DANDENONG ROAD  
 CARNEGIE VIC 3163**
 2  2  1

 Sold Price **\$565,000** Sold Date **14-Feb-24**

 Distance **0.05km**

**817/1060 DANDENONG ROAD  
 CARNEGIE VIC 3163**
 2  2  1

 Sold Price **\$575,000** Sold Date **27-Apr-24**

 Distance **0.05km**

**1009/1060 DANDENONG ROAD  
 CARNEGIE VIC 3163**
 2  2  1

 Sold Price **\$592,500** Sold Date **09-May-24**

 Distance **0.05km**

RS = Recent sale      UN = Undisclosed Sale

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