

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



101/1060 DANDENONG ROAD, CARNEGIE, 🕮 1 🕒 1 🚓 1

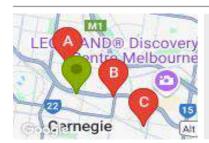
Indicative Selling Price

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

Single Price: \$350,000

Provided by: Jamila Christensen , Ray White Bentleigh

MEDIAN SALE PRICE



CARNEGIE, VIC, 3163

Suburb Median Sale Price (Unit)

\$610,000

01 January 2024 to 31 December 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



204/226 WAVERLEY RD, MALVERN EAST, VIC







Sale Price

\$377,000

Sale Date: 30/01/2025

Distance from Property: 867m





13/5 MURRUMBEENA RD, MURRUMBEENA,









Sale Price

*\$375,000

Sale Date: 05/02/2025

Distance from Property: 978m





101/4 KITMONT ST, MURRUMBEENA, VIC 3163 📇 1 🕒 1

Sale Price

*\$375,000

Sale Date: 12/03/2025

Distance from Property: 2km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

	Address
Including	suburb and
	postcode

101/1060 DANDENONG ROAD, CARNEGIE, VIC 3163

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

Single Price:	\$350,000

Median sale price

Median price	\$610,000	Property type	Unit	Suburb	CARNEGIE
Period	01 January 2024 to 31 2024	Source	P	ricefinder	

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
204/226 WAVERLEY RD, MALVERN EAST, VIC 3145	\$377,000	30/01/2025
13/5 MURRUMBEENA RD, MURRUMBEENA, VIC 3163	*\$375,000	05/02/2025
101/4 KITMONT ST, MURRUMBEENA, VIC 3163	*\$375,000	12/03/2025

This Statement of Information was prepared on:

18/03/2025

