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

5/21 Shepparson Avenue, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$425,000	&	\$467,500]			
Median sale price*							
Median price		Property Type	Su	iburb Carnegie			
Period - From	1	to	Source				

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	8/5 Wattle Av GLEN HUNTLY 3163	\$470,000	27/07/2024
2	5/11 Rosstown Rd CARNEGIE 3163	\$450,000	11/07/2024
3	2/11 Maroona Rd CARNEGIE 3163	\$452,500	06/07/2024

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 six months.

This Statement of Information was prepared on:

15/09/2024 20:05

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









Property Type: Apartment Agent Comments

Indicative Selling Price \$425,000 - \$467,500 No median price available

Comparable Properties



8/5 Wattle Av GLEN HUNTLY 3163 (REI)



Price: \$470,000 Method: Auction Sale Date: 27/07/2024 Property Type: Apartment Agent Comments



5/11 Rosstown Rd CARNEGIE 3163 (REI/VG)

Agent Comments





Price: \$450,000 Method: Auction Sale Date: 11/07/2024 Property Type: Apartment

2/11 Maroona Rd CARNEGIE 3163 (REI/VG)



Agent Comments



Price: \$452.500 Method: Sold Before Auction Date: 06/07/2024 Property Type: Apartment

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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