

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

7/1316 Glen Huntly Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,642,000 Property Type House Suburb Carnegie

Period - From 01/01/2022 to 31/12/2022 Source REIV

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.

	Address of comparable property	Price	Date of sale
1	2/4 St Huberts Rd CARNEGIE 3163	\$927,500	11/02/2023
2	5/19 Beena Av CARNEGIE 3163	\$910,000	26/11/2022
3	3/3 Newman Av CARNEGIE 3163	\$880,000	23/02/2023

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:

14/03/2023 15:22



Property Type: Villa
Land Size: 149 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending December 2022: \$1,642,000

Comparable Properties



2/4 St Huberts Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$927,500
Method: Auction Sale
Date: 11/02/2023
Property Type: Unit



5/19 Beena Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$910,000
Method: Auction Sale
Date: 26/11/2022
Property Type: Unit



3/3 Newman Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$880,000
Method: Auction Sale
Date: 23/02/2023
Property Type: Villa