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

11/1162 Dandenong Road, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$540,000		&		\$590,000			
Median sale p	rice							
Median price	\$660,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	27/04/2020	to	26/04/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	113/3-9 Elliott Av CARNEGIE 3163	\$621,000	17/04/2021
2	102/13 Maroona Rd CARNEGIE 3163	\$615,000	12/04/2021
3	814/1060 Dandenong Rd CARNEGIE 3163	\$590,000	23/11/2020

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:

27/04/2021 16:59



11/1162 Dandenong Road, Carnegie Vic 3163



Jeff Anderson (03) 9835 1151 0411 222 744





Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$540,000 - \$590,000 Median Unit Price 27/04/2020 - 26/04/2021: \$660,000

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Comparable Properties



113/3-9 Elliott Av CARNEGIE 3163 (REI)

102/13 Maroona Rd CARNEGIE 3163 (REI)

1 1



Price: \$621,000 Method: Auction Sale Date: 17/04/2021 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$615,000 Method: Sold Before Auction

- 2

Date: 12/04/2021 Property Type: Apartment

814/1060 Dandenong Rd CARNEGIE 3163 (VG) Agent Comments



Price: \$590,000 Method: Sale Date: 23/11/2020 Property Type: Strata Unit/Flat

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.