

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

201/14 Maroona Road Carnegie VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Mar 2020

to

28 Feb 2021

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

109/14 Maroona Road Carnegie VIC 3163	\$520,000	06-Jan-21
5/14 Maroona Road Carnegie VIC 3163	\$590,000	19-May-20
6/7 Maroona Road Carnegie VIC 3163	\$585,000	01-Feb-21

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.~~

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109/14 Maroona Road Carnegie VIC 3163 Sold Price **\$520,000** Sold Date **06-Jan-21**

2 2 1

Distance -



5/14 Maroona Road Carnegie VIC 3163 Sold Price **\$590,000** Sold Date **19-May-20**

2 2 1

Distance -



6/7 Maroona Road Carnegie VIC 3163 Sold Price **\$585,000** Sold Date **01-Feb-21**

2 2 1

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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