

# 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

203/14 Maroona Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$540,000

&

\$580,000

### Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/10/2020

to

31/12/2020

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	303/14-16 Elliott Av CARNEGIE 3163	\$616,000	23/02/2021
2	104/14-16 Elliott Av CARNEGIE 3163	\$600,000	04/03/2021
3	102/3 Elliott Av CARNEGIE 3163	\$581,000	13/03/2021

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:

30/03/2021 17:16



2   
 2   
 1

**Rooms:** 4

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$540,000 - \$580,000

**Median Unit Price**

December quarter 2020: \$695,000

Inspirational 2 bedroom 2 bathroom top floor security apartment infusing industrial style with Danish design. In this leafy tree lined street, it features beautiful light and glorious sunsets, a stylish living & dining area with entertainer's balcony; a bespoke stone kitchen (Smeg appliances), 2 gorgeous bedrooms (custom BIRs), 2 sublime bathrooms (ensuite) and a Euro laundry. Built by BPM, this quality apartment features Oak floors, video intercom, R/C air cond and secure basement parking (storage locker). A heartbeat to Glen Huntly Village, cafes, tram and train.

## Comparable Properties



**303/14-16 Elliott Av CARNEGIE 3163 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$616,000

**Method:** Private Sale

**Date:** 23/02/2021

**Rooms:** 3

**Property Type:** Apartment



**104/14-16 Elliott Av CARNEGIE 3163 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 04/03/2021

**Rooms:** 3

**Property Type:** Apartment



**102/3 Elliott Av CARNEGIE 3163 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$581,000

**Method:** Private Sale

**Date:** 13/03/2021

**Property Type:** Apartment