

## 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

401/1060 DANDENONG 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,250

Property type

Flats

Suburb

Carnegie

Period-from

01 May 2023

to

30 Apr 2024

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

108/112 MIMOSA ROAD CARNEGIE VIC 3163	\$812,000	24-May-23
110/247 NEERIM ROAD CARNEGIE VIC 3163	\$725,000	19-Feb-24
614/16 WOORAYL STREET CARNEGIE VIC 3163	\$720,000	13-Apr-23

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.~~

This Statement of Information was prepared on: 30 May 2024



**108/112 MIMOSA ROAD CARNEGIE  
VIC 3163**

3 2 2

Sold Price

**\$812,000**

Sold Date **24-May-23**

Distance **0.26km**



**110/247 NEERIM ROAD CARNEGIE  
VIC 3163**

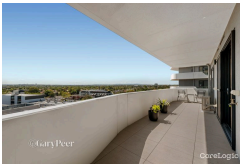
2 2 -

Sold Price

**\$725,000**

Sold Date **19-Feb-24**

Distance **0.48km**



**614/16 WOORAYL STREET  
CARNEGIE VIC 3163**

3 2 1

Sold Price

**\$720,000**

Sold Date **13-Apr-23**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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