

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

905/1060 DANDENONG 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

\$435,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Feb 2024

to

31 Jan 2025

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

1006/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$442,000	24-Jul-24
807/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$415,000	17-Sep-24
318/16 WOORAYL STREET CARNEGIE VIC 3163	\$480,000	16-Apr-24

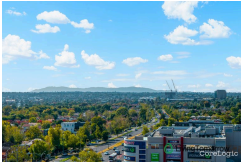
OR

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: 07 February 2025



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**1006/1060 DANDENONG ROAD
CARNEGIE VIC 3163**

1 1 1

Sold Price **\$442,000** Sold Date **24-Jul-24**

Distance **0km**



**807/1060 DANDENONG ROAD
CARNEGIE VIC 3163**

1 1 1

Sold Price **\$415,000** Sold Date **17-Sep-24**

Distance **0km**



**318/16 WOORAYL STREET
CARNEGIE VIC 3163**

1 1 1

Sold Price **\$480,000** Sold Date **16-Apr-24**

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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