

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

2/17 MELTON AVENUE 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

\$860,000

&

\$946,000

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

1/29 KANGAROO ROAD MURRUMBEENA VIC 3163	860000	19-Dec-24
2B SWINDON GROVE MCKINNON VIC 3204	910000	27-Aug-24
4/244 KOORNANG ROAD CARNEGIE VIC 3163	896000	15-Feb-25

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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**1/29 KANGAROO ROAD
 MURRUMBEENA VIC 3163**

 2  1  1

Sold Price **860000** Sold Date **19-Dec-24**

Distance **1.83km**



**2B SWINDON GROVE MCKINNON
 VIC 3204**

 2  1  1

Sold Price **910000** Sold Date **27-Aug-24**

Distance **1.32km**



**4/244 KOORNANG ROAD
 CARNEGIE VIC 3163**

 2  1  1

Sold Price ^{RS} **896000** Sold Date **15-Feb-25**

Distance **0.91km**

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

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