

## 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

9/6-8 MOONYA 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

\$650,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Feb 2022

to

31 Jan 2023

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

2/5-7 AMES AVENUE CARNEGIE VIC 3163	\$656,000	18-Feb-23
9/40 COORIGIL ROAD CARNEGIE VIC 3163	\$680,000	22-Dec-22
6/58 COORIGIL ROAD CARNEGIE VIC 3163	\$680,000	01-Dec-22

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: 21 February 2023

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**2/5-7 AMES AVENUE CARNEGIE  
VIC 3163**

Sold Price

<sup>RS</sup>
**\$656,000**

Sold Date

**18-Feb-23**

2

1

1

Distance

**0.73km**

**9/40 COORIGIL ROAD CARNEGIE  
VIC 3163**

Sold Price

<sup>RS</sup>
**\$680,000**

Sold Date

**22-Dec-22**

2

1

1

Distance

**0.26km**

**6/58 COORIGIL ROAD CARNEGIE  
VIC 3163**

Sold Price

**\$680,000**

Sold Date

**01-Dec-22**

2

1

1

Distance

**0.39km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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