

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

9/1170 Dandenong Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$705,000 Property Type Unit Suburb Carnegie

Period - From 01/07/2020 to 30/06/2021 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	107/8 Elliott Av CARNEGIE 3163	\$610,000	15/09/2021
2	3/6 Kokaribb Rd CARNEGIE 3163	\$560,000	26/05/2021
3			

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:

04/10/2021 11:07

9/1170 Dandenong Road, Carnegie Vic 3163

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2021: \$705,000



 2  1  1

Property Type: Apartment

Land Size: 96sqm total sqm approx

Agent Comments

Comparable Properties



107/8 Elliott Av CARNEGIE 3163 (REI)

Agent Comments

 2  2  1

Price: \$610,000

Method: Private Sale

Date: 15/09/2021

Property Type: Apartment



3/6 Kokaribb Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  2  1

Price: \$560,000

Method: Private Sale

Date: 26/05/2021

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 9593 4500



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