

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-bedroom,2-bathroom, 1 car space 141sqm of total space 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Dec 2023

to

30 Nov 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

1/37 MOONYA ROAD CARNEGIE VIC 3163	\$975,000	07-Dec-23
100 MIMOSA ROAD CARNEGIE VIC 3163	-	21-Aug-24
6/27 COORIGIL ROAD CARNEGIE VIC 3163	\$880,000	19-Oct-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: 09 December 2024



1/37 MOONYA ROAD CARNEGIE VIC 3163

Sold Price

\$975,000

Sold Date

07-Dec-23

2

2

1

Distance

1.3km



100 MIMOSA ROAD CARNEGIE VIC 3163

Sold Price

^{RS} - ^{UN}

Sold Date

21-Aug-24

2

2

1

Distance

0km



6/27 COORIGIL ROAD CARNEGIE VIC 3163

Sold Price

^{RS}

\$880,000

Sold Date

19-Oct-24

2

2

2

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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