

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

709/1060 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Sep 2023

to

31 Aug 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

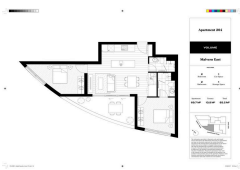
Date of sale

204/1009 DANDENONG ROAD MALVERN EAST VIC 3145	\$535,000	17-May-24
202/1009 DANDENONG ROAD MALVERN EAST VIC 3145	\$528,000	27-Mar-24
305/8 ELLIOTT AVENUE CARNEGIE VIC 3163	\$545,000	25-May-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: 16 September 2024



**204/1009 DANDENONG ROAD
MALVERN EAST VIC 3145**

2 2 1

Sold Price **\$535,000** Sold Date **17-May-24**

Distance **0.58km**



**202/1009 DANDENONG ROAD
MALVERN EAST VIC 3145**

2 2 1

Sold Price **\$528,000** Sold Date **27-Mar-24**

Distance **0.6km**



**305/8 ELLIOTT AVENUE
CARNEGIE VIC 3163**

2 2 1

Sold Price **\$545,000** Sold Date **25-May-24**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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