

# 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

1/34 Mernda Avenue, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$825,000

### Median sale price

Median price \$615,000 Property Type Unit Suburb Carnegie

Period - From 16/11/2022 to 15/11/2023 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	4/1 Wattle Av GLEN HUNTLY 3163	\$825,000	19/10/2023
2	1/107 Grange Rd GLEN HUNTLY 3163	\$837,500	14/08/2023
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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: 16/11/2023 11:01



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**Property Type:** Unit  
**Land Size:** 120 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median Unit Price**  
16/11/2022 - 15/11/2023: \$615,000

## Comparable Properties



**4/1 Wattle Av GLEN HUNTLY 3163 (REI)**

**Agent Comments**

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**Price:** \$825,000  
**Method:** Sold Before Auction  
**Date:** 19/10/2023  
**Property Type:** Unit



**1/107 Grange Rd GLEN HUNTLY 3163 (REI/VG)** **Agent Comments**

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**Price:** \$837,500  
**Method:** Sold Before Auction  
**Date:** 14/08/2023  
**Property Type:** House (Res)  
**Land Size:** 85 sqm approx

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.