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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$750,000		&		\$825,000			
Median sale p	rice							
Median price	\$615,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	16/11/2022	to	15/11/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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
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:

16/11/2023 11:01









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)

à 1



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

Agent Comments



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.

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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