

## 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

701/1060 DANDENONG ROAD CARNEGIE VIC 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Apr 2024

to

31 Mar 2025

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

206/1110 DANDENONG ROAD CARNEGIE VIC 3163	\$790,000	01-Apr-25
2/14 ELLIOTT AVENUE CARNEGIE VIC 3163	\$800,000	11-Feb-25
3/14 ELLIOTT AVENUE CARNEGIE VIC 3163	\$790,000	14-Mar-25

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: 04 April 2025

**206/1110 DANDENONG ROAD  
CARNEGIE VIC 3163**

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Sold Price

<sup>RS</sup> **\$790,000** Sold Date **01-Apr-25**Distance **0.38km****2/14 ELLIOTT AVENUE CARNEGIE  
VIC 3163**

3 2 2

Sold Price

**\$800,000** Sold Date **11-Feb-25**Distance **0.66km****3/14 ELLIOTT AVENUE CARNEGIE  
VIC 3163**

3 2 2

Sold Price

<sup>RS</sup> **\$790,000** <sup>UN</sup> Sold Date **14-Mar-25**Distance **0.66km****RS** = Recent sale**UN** = Undisclosed Sale

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