

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

2/63 Ulupna Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$275,000 & \$302,500

Median sale price

Median price \$650,000 Property Type Unit Suburb Carnegie

Period - From 01/10/2024 to 31/12/2024 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	1/4 Holloway St ORMOND 3204	\$320,000	24/01/2025
2	7/28 Lillimur Rd ORMOND 3204	\$320,000	07/12/2024
3	2/4 Holloway St ORMOND 3204	\$295,000	30/10/2024

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:

12/02/2025 10:18



Property Type:
Agent Comments

Indicative Selling Price
\$275,000 - \$302,500
Median Unit Price
December quarter 2024: \$650,000

Comparable Properties



1/4 Holloway St ORMOND 3204 (REI)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 24/01/2025
Property Type: Apartment
Land Size: 54 sqm approx

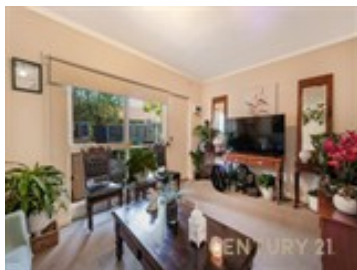


7/28 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$320,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit



2/4 Holloway St ORMOND 3204 (REI)

Agent Comments



Price: \$295,000
Method: Private Sale
Date: 30/10/2024
Property Type: Apartment