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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$275,000		&		\$302,500			
Median sale p	rice							
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/10/2024	to	31/12/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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

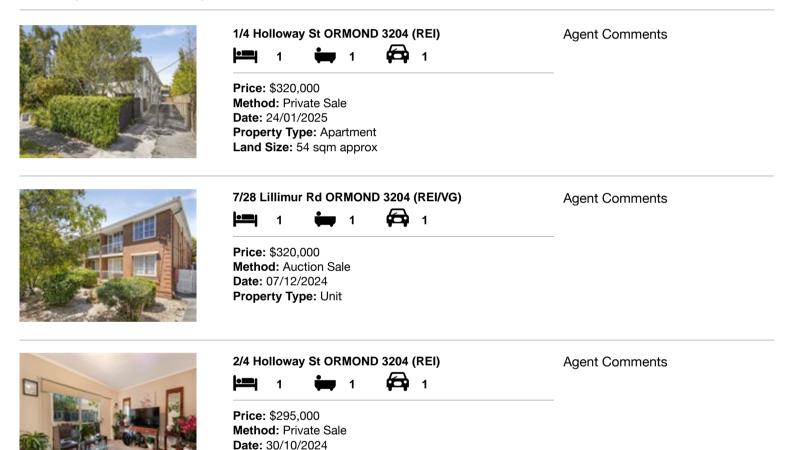






Property Type: Agent Comments Indicative Selling Price \$275,000 - \$302,500 Median Unit Price December quarter 2024: \$650,000

Comparable Properties



Account - 11 North | P: 1300 353 836



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Property Type: Apartment

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