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

708/1060 Dandenong Road, Carnegie Vic 3163

Indicative selling price

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

Range between | $520,000 | & | $570,000

Median sale price

| Median price | $615,000 | Property Type | Unit | Suburb | Carnegie |
| Period - From | 22/12/2022 | to | 21/12/2023 | 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.
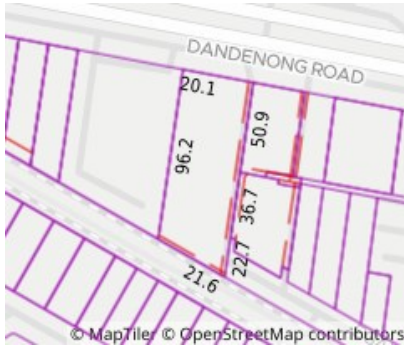
	Address of comparable property	Price	Date of sale
1	902/1060 Dandenong Rd CARNEGIE 3163	$555,000	05/10/2023
2	702/1060 Dandenong Rd CARNEGIE 3163	$550,000	13/11/2023
3	14/15 Truganini Rd CARNEGIE 3163	$550,000	16/12/2023

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: 22/12/2023 12:27

708/1060 Dandenong Road, Carnegie Vic 3163

🛏 **2**   🛁 **-**   🚗

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$520,000 - $570,000
Median Unit Price
22/12/2022 - 21/12/2023: $615,000

Comparable Properties

902/1060 Dandenong Rd CARNEGIE 3163 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $555,000
Method: Auction Sale
Date: 05/10/2023
Property Type: Apartment

Agent Comments

702/1060 Dandenong Rd CARNEGIE 3163 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $550,000
Method: Private Sale
Date: 13/11/2023
Property Type: Apartment

Agent Comments

14/15 Truganini Rd CARNEGIE 3163 (REI)

🛏 2   🛁 2   🚗 1

Price: $550,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9803 0400