

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

4/16 Yendon Road Carnegie VIC 3163

Indicative selling price

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

Single Price

or range
between

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Nov 2020

to

31 Oct 2021

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

2/1108 Dandenong Road Carnegie VIC 3163	\$1,010,000	10-Jun-21
2/42 Royal Avenue Glen Huntly VIC 3163	\$920,000	17-Oct-21

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: 26 November 2021



2/1108 Dandenong Road Carnegie VIC 3163

Sold Price

\$1,010,000

Sold Date

10-Jun-21



Distance

1.02km



2/42 Royal Avenue Glen Huntly VIC 3163

Sold Price

^{RS} **\$920,000**

Sold Date

17-Oct-21



Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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