## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 4/71 Mimosa Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$680,000		&		\$740,000				
Median sale price									
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.

Ad	dress of comparable property	Price	Date of sale
1	7/4-6 Woornack Rd CARNEGIE 3163	\$750,000	17/01/2025
2	4/29 Ulupna Rd ORMOND 3204	\$690,000	07/12/2024
3	8/71 Moonya Rd CARNEGIE 3163	\$765,000	09/11/2024

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:

19/02/2025 13:11





Jack Liu





Property Type: House

9593 4500 0420 222 639 jackliu@jelliscraig.com.au

Indicative Selling Price \$680,000 - \$740,000 Median Unit Price December quarter 2024: \$650,000

# **Comparable Properties**

7/4-6 Woornack Rd CARNEGIE 3163 (REI) 2 1 2 2 Price: \$750,000 Method: Private Sale Date: 17/01/2025 Property Type: Unit	Agent Comments
4/29 Ulupna Rd ORMOND 3204 (REI/VG) 2 1 2 2 Price: \$690,000 Method: Auction Sale Date: 07/12/2024 Property Type: Unit	Agent Comments
8/71 Moonya Rd CARNEGIE 3163 (VG) 2  Price: \$765,000 Method: Sale Date: 09/11/2024 Property Type: Flat/Unit/Apartment (Res)	Agent Comments

#### Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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