

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

304/1256 GLEN HUNTLY 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Dec 2022

to

30 Nov 2023

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

203/285 NEERIM ROAD CARNEGIE VIC 3163	\$679,000	20-Sep-23
901/16 WOORAYL STREET CARNEGIE VIC 3163	\$670,000	16-Sep-23
201/1298 GLEN HUNTLY ROAD CARNEGIE VIC 3163	\$655,000	01-Jul-23

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: 22 December 2023



203/285 NEERIM ROAD CARNEGIE VIC 3163 Sold Price **\$679,000** Sold Date **20-Sep-23**

 2  2  1

Distance **0.84km**



901/16 WOORAYL STREET CARNEGIE VIC 3163 Sold Price ^{RS} **\$670,000** Sold Date **16-Sep-23**

 2  2  1

Distance **1.15km**



201/1298 GLEN HUNTLY ROAD CARNEGIE VIC 3163 Sold Price **\$655,000** Sold Date **01-Jul-23**

 2  2  1

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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