

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

14/2 MAROONA 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

\$285,000

&

\$305,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Carnegie

Period-from

01 Feb 2024

to

31 Jan 2025

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

3/2 MAROONA ROAD CARNEGIE VIC 3163	\$337,000	30-Oct-24
10/4 WALNUT STREET CARNEGIE VIC 3163	\$290,000	15-Nov-24
3/87 COORIGIL ROAD CARNEGIE VIC 3163	\$323,500	28-Nov-24

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: 04 February 2025

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**3/2 MAROONA ROAD CARNEGIE
VIC 3163**

1 1 1

Sold Price

\$337,000

Sold Date **30-Oct-24**

Distance

0km



**10/4 WALNUT STREET CARNEGIE
VIC 3163**

1 1 1

Sold Price

^{RS} **\$290,000**

Sold Date **15-Nov-24**

Distance

1.35km



**3/87 COORIGIL ROAD CARNEGIE
VIC 3163**

1 1 1

Sold Price

^{RS} **\$323,500**

Sold Date **28-Nov-24**

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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