

# 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

1/1150 Dandenong Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$389,000

### Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/10/2018

to

30/09/2019

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	4/42 Tranmere Av CARNEGIE 3163	\$386,000	23/07/2019
2	1/16 Adelaide St MURRUMBEENA 3163	\$380,000	12/10/2019
3			

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:

25/11/2019 18:30

1/1150 Dandenong Road, Carnegie Vic 3163

**Jellis  
Craig**

James Cherry  
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**Indicative Selling Price**

\$389,000

**Median Unit Price**

Year ending September 2019: \$575,000



**Property Type:** Apartment

**Land Size:** 55 sqm approx

Agent Comments

## Comparable Properties



**4/42 Tranmere Av CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$386,000

**Method:** Sold Before Auction

**Date:** 23/07/2019

**Rooms:** 3

**Property Type:** Apartment



**1/16 Adelaide St MURRUMBEENA 3163 (REI)**

Agent Comments



**Price:** \$380,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Property Type:** Apartment

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.

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.