

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

109/1298 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

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$669,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Feb 2023

to

31 Jan 2024

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

210/276 NEERIM ROAD CARNEGIE VIC 3163	\$392,500	07-Sep-23
5/38 SHEPPARSON AVENUE CARNEGIE VIC 3163	\$385,000	22-Nov-23
9/21 LILLIMUR ROAD ORMOND VIC 3204	\$395,000	18-Oct-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: 14 February 2024



210/276 NEERIM ROAD CARNEGIE VIC 3163

Sold Price

\$392,500

Sold Date

07-Sep-23

 1

 1

 1

Distance

0.5km



5/38 SHEPPARSON AVENUE CARNEGIE VIC 3163

Sold Price

^{RS} **\$385,000** ^{UN}

Sold Date

22-Nov-23

 1

 1

 1

Distance

0.59km



9/21 LILLIMUR ROAD ORMOND VIC 3204

Sold Price

\$395,000

Sold Date

18-Oct-23

 1

 1

 1

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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