

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

21/160 GRANGE 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Dec 2021

to

30 Nov 2022

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

8/28 EUMERALLA ROAD CAULFIELD SOUTH VIC 3162	\$360,000	01-Sep-22
5/8 TATTENHAM STREET CAULFIELD EAST VIC 3145	\$374,000	26-Sep-22
120/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$385,000	27-Jun-22

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: 01 December 2022



**8/28 EUMERALLA ROAD
CAULFIELD SOUTH VIC 3162**

2 1 1

Sold Price ^{RS} **\$360,000** ^{UN} Sold Date **01-Sep-22**

Distance **1.35km**



**5/8 TATTENHAM STREET
CAULFIELD EAST VIC 3145**

2 1 1

Sold Price **\$374,000** Sold Date **26-Sep-22**

Distance **1.15km**



**120/115 NEERIM ROAD GLEN
HUNTLY VIC 3163**

2 1 1

Sold Price **\$385,000** Sold Date **27-Jun-22**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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