#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	12/5 Gnarwyn Road, Carnegie Vic 3163
Including suburb and	
postcode	
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#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000 & \$415,000	Range between	\$395,000	&	\$415,000
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#### Median sale price

Median price	\$631,000	Pro	perty Type	Jnit		Suburb	Carnegie
Period - From	01/01/2024	to	31/12/2024		ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	6/14 Yendon Rd CARNEGIE 3163	\$394,000	24/11/2024
2	5/27 Tattenham St CAULFIELD EAST 3145	\$400,000	11/09/2024
3	8/14 Yendon Rd CARNEGIE 3163	\$415,000	10/09/2024

#### 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:	25/02/2025 15:13



Date of sale



Anthony Sansalone 9573 6100 0432 045 589 anthonysansalone@jelliscraig.com.au

**Indicative Selling Price** \$395,000 - \$415,000 **Median Unit Price** Year ending December 2024: \$631,000





## Comparable Properties



6/14 Yendon Rd CARNEGIE 3163 (REI/VG)

Price: \$394,000 Method: Private Sale Date: 24/11/2024 **Property Type:** Unit

**Agent Comments** 



5/27 Tattenham St CAULFIELD EAST 3145 (VG)

Price: \$400,000 Method: Sale Date: 11/09/2024

Property Type: Strata Unit/Flat

Agent Comments

**Agent Comments** 



8/14 Yendon Rd CARNEGIE 3163 (REI/VG)

Price: \$415,000 Method: Private Sale Date: 10/09/2024 Property Type: Unit





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