

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

104/14 Maroona Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$520,000

&

\$570,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/01/2021

to

31/12/2021

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	101/14 Maroona Rd CARNEGIE 3163	\$580,000	09/11/2021
2	106/181 Neerim Rd CARNEGIE 3163	\$565,000	24/01/2022
3	101/1044 Glen Huntly Rd CAULFIELD SOUTH 3162	\$560,000	28/01/2022

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:

01/03/2022 10:56

104/14 Maroona Road, Carnegie Vic 3163

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

Year ending December 2021: \$680,000



 2  2  1

Property Type: Apartment

Land Size: 73.2 sqm approx

Agent Comments

Comparable Properties



101/14 Maroona Rd CARNEGIE 3163 (REI/VG) **Agent Comments**

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 09/11/2021

Property Type: Apartment



106/181 Neerim Rd CARNEGIE 3163 (REI) **Agent Comments**

 2  2  1

Price: \$565,000

Method: Private Sale

Date: 24/01/2022

Property Type: Apartment



101/1044 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI) **Agent Comments**

 2  2  1

Price: \$560,000

Method: Private Sale

Date: 28/01/2022

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



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