

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

12/5 Gnarwyn Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$646,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/04/2024

to

31/03/2025

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	13/1150 Dandenong Rd CARNEGIE 3163	\$365,000	24/03/2025
2	6/24 Lillimur Rd ORMOND 3204	\$366,000	01/02/2025
3	105/3 Morton Av CARNEGIE 3163	\$362,800	30/01/2025

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:

14/05/2025 09:22

12/5 Gnarwyn Road, Carnegie Vic 3163

**Jellis
Craig**

Anthony Sansalone

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Indicative Selling Price

\$365,000

Median Unit Price

Year ending March 2025: \$646,000



 1  1  1

Property Type: Apartment

Comparable Properties



13/1150 Dandenong Rd CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

Price: \$365,000

Method: Private Sale

Date: 24/03/2025

Property Type: Apartment



6/24 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments

 1  1  1

Price: \$366,000

Method: Auction Sale

Date: 01/02/2025

Property Type: Apartment



105/3 Morton Av CARNEGIE 3163 (REI/VG)

Agent Comments

 1  1  1

Price: \$362,800

Method: Private Sale

Date: 30/01/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500



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