

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

410/1060 DANDENONG 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Aug 2023

to

31 Jul 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

708/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$565,000	14-Feb-24
817/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$575,000	27-Apr-24
1009/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$592,500	09-May-24

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: 07 August 2024

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**708/1060 DANDENONG ROAD
CARNEGIE VIC 3163**
 2  2  1

Sold Price

\$565,000

Sold Date

14-Feb-24

Distance

0.05km

**817/1060 DANDENONG ROAD
CARNEGIE VIC 3163**
 2  2  1

Sold Price

\$575,000

Sold Date

27-Apr-24

Distance

0.05km

**1009/1060 DANDENONG ROAD
CARNEGIE VIC 3163**
 2  2  1

Sold Price

\$592,500

Sold Date

09-May-24

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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