

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

508/1060 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Mar 2024

to

28 Feb 2025

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

115/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$490,000	28-Feb-25
712/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$545,000	10-Oct-24
106/405 NEERIM ROAD CARNEGIE VIC 3163	\$510,000	10-Dec-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: 03 March 2025



115/1060 DANDENONG ROAD CARNEGIE VIC 3163

2 2 -

Sold Price ^{RS} **\$490,000** ^{UN} Sold Date **28-Feb-25**

Distance **0km**



712/1060 DANDENONG ROAD CARNEGIE VIC 3163

2 2 1

Sold Price **\$545,000** Sold Date **10-Oct-24**

Distance **0km**



106/405 NEERIM ROAD CARNEGIE VIC 3163

2 2 1

Sold Price **\$510,000** Sold Date **10-Dec-24**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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