

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

701/1060 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Apr 2024

to

31 Mar 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

206/1110 DANDENONG ROAD CARNEGIE VIC 3163	\$790,000	01-Apr-25
2/14 ELLIOTT AVENUE CARNEGIE VIC 3163	\$800,000	11-Feb-25
3/14 ELLIOTT AVENUE CARNEGIE VIC 3163	\$790,000	14-Mar-25

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: 04 April 2025

**206/1110 DANDENONG ROAD
CARNEGIE VIC 3163**

3 2 -

Sold Price

RS

\$790,000

Sold Date

01-Apr-25

Distance

0.38km**2/14 ELLIOTT AVENUE CARNEGIE
VIC 3163**

3 2 2

Sold Price

\$800,000

Sold Date

11-Feb-25

Distance

0.66km**3/14 ELLIOTT AVENUE CARNEGIE
VIC 3163**

3 2 2

Sold Price

RS

\$790,000

UN

Sold Date

14-Mar-25

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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