

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8/14 Maroona Road, Carnegie, VIC 3163
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Indicative selling price

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

Price Range	\$560,000	&	\$610,000
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Median sale price

Median price	\$605,000	Property Type	Apartment	Suburb	Carnegie (3163)
Period - From	01/01/2024	to	31/12/2024	Source	pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
323 NEERIM ROAD, CARNEGIE VIC 3163	\$610,000	10/12/2024
2/86 TRUGANINI ROAD, CARNEGIE VIC 3163	\$608,000	16/01/2025
205/332 NEERIM ROAD, CARNEGIE VIC 3163	\$585,000	06/03/2025

This Statement of Information was prepared on: 28/03/2025