

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

2-bedroom, 2-bathroom, 1-car brand new apartment in a quite street in
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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Dec 2023

to

30 Nov 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

2/92 MIMOSA ROAD CARNEGIE VIC 3163	\$639,000	31-Aug-24
6/92 MIMOSA ROAD CARNEGIE VIC 3163	\$685,000	02-Mar-24
9/250 NEERIM ROAD CARNEGIE VIC 3163	\$752,000	05-Oct-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: 09 December 2024



**2/92 MIMOSA ROAD CARNEGIE
VIC 3163**

 2  2  1

Sold Price

\$639,000

Sold Date

31-Aug-24

Distance

0.05km



**6/92 MIMOSA ROAD CARNEGIE
VIC 3163**

 2  2  1

Sold Price

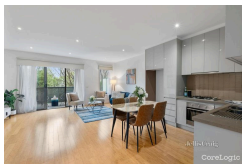
\$685,000

Sold Date

02-Mar-24

Distance

0.05km



**9/250 NEERIM ROAD CARNEGIE
VIC 3163**

 2  2  1

Sold Price

\$752,000

Sold Date

05-Oct-24

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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