

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

1/15 Anzac Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$663,250 Property Type Unit Suburb Carnegie

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 six 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
1	3/165 Murrumbeena Rd MURRUMBEENA 3163	\$830,000	14/02/2024
2	5/1316 Glen Huntly Rd CARNEGIE 3163	\$792,000	17/01/2024
3	2/93 Oakleigh Rd CARNEGIE 3163	\$790,000	14/10/2023

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 six months.~~

This Statement of Information was prepared on:

08/04/2024 11:57

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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

December quarter 2023: \$663,250

**Property Type:**

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



3/165 Murrumbeena Rd MURRUMBEENA 3163 Agent Comments
(REI)

**Price:** \$830,000**Method:** Sold Before Auction**Date:** 14/02/2024**Property Type:** Unit

5/1316 Glen Huntly Rd CARNEGIE 3163 Agent Comments
(REI/VG)

**Price:** \$792,000**Method:** Private Sale**Date:** 17/01/2024**Property Type:** Unit

2/93 Oakleigh Rd CARNEGIE 3163 (REI/VG) Agent Comments

**Price:** \$790,000**Method:** Auction Sale**Date:** 14/10/2023**Property Type:** Unit

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