

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

1/37 MOONYA 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

\$970,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Nov 2022

to

31 Oct 2023

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

7/14 WATTLE AVENUE GLEN HUNTLY VIC 3163	\$1,110,000	29-Jul-23
3/30 WOORNACK ROAD CARNEGIE VIC 3163	\$1,006,000	20-May-23
3/12 ARAWATTA STREET CARNEGIE VIC 3163	\$981,000	10-Jun-23

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: 02 November 2023



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**7/14 WATTLE AVENUE GLEN
HUNTLY VIC 3163**

3 2 1

Sold Price **\$1,110,000** Sold Date **29-Jul-23**

Distance **1.42km**



**3/30 WOORNACK ROAD
CARNEGIE VIC 3163**

3 2 1

Sold Price **\$1,006,000** Sold Date **20-May-23**

Distance **0.12km**



**3/12 ARAWATTA STREET
CARNEGIE VIC 3163**

3 2 1

Sold Price **\$981,000** Sold Date **10-Jun-23**

Distance **1.32km**

RS = Recent sale UN = Undisclosed Sale

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