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 Moonya Road, Carnegie Vic 3163

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price	$1,575,000	Property Type	House	Suburb	Carnegie
Period - From	01/04/2022	to	31/03/2023	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	4 Kooringa Rd CARNEGIE 3163	$1,940,000	08/07/2023
2	1290 Glen Huntly Rd CARNEGIE 3163	$1,860,000	13/05/2023
3			

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: 12/07/2023 08:52

CONSUMER AFFAIRS VICTORIA

Jellis Craig

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Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending March 2023: $1,575,000

🛏 3   🛁 2   🚗 2

Property Type: House
Land Size: 930 sqm approx

Agent Comments

Comparable Properties

4 Kooringa Rd CARNEGIE 3163 (REI)

🛏 6   🛁 3   🚗 2

Price: $1,940,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)

Agent Comments

1290 Glen Huntly Rd CARNEGIE 3163 (REI)

🛏 3   🛁 1   🚗 1

Price: $1,860,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)

Agent Comments

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.

Account - Jellis Craig | P: 03 9593 4500