## 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

10/125 Grange Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$270,000		&		\$290,000			
Median sale p	rice							
Median price	\$621,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	13/55 Blackwood St CARNEGIE 3163	\$290,000	17/08/2023
2	10/143 Booran Rd CAULFIELD SOUTH 3162	\$289,000	25/07/2023
3	14/36 Woornack Rd CARNEGIE 3163	\$285,000	19/06/2023

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:

12/09/2023 15:50









**Property Type:** Apartment Agent Comments

Alex Grigoriadis 9573 6100 0490 028 403 alexgrigoriadis@jelliscraig.com.au

> Indicative Selling Price \$270,000 - \$290,000 Median Unit Price June quarter 2023: \$621,000

# **Comparable Properties**



13/55 Blackwood St CARNEGIE 3163 (REI)



Price: \$290,000 Method: Private Sale Date: 17/08/2023 Property Type: Apartment

Agent Comments

Agent Comments



10/143 Booran Rd CAULFIELD SOUTH 3162 (REI)

Price: \$289,000 Method: Private Sale Date: 25/07/2023 Property Type: Apartment



14/36 Woornack Rd CARNEGIE 3163 (REI)



Agent Comments

Price: \$285,000 Method: Sold Before Auction Date: 19/06/2023 Property Type: Apartment

#### Account - Jellis Craig | P: 03 9593 4500



propertydata

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