

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

10/70 Grange Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$589,000 Property Type Unit Suburb Carnegie

Period - From 28/03/2023 to 27/03/2024 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	8/8 Dunoon St MURRUMBEENA 3163	\$392,000	15/02/2024
2	7/488 Neerim Rd MURRUMBEENA 3163	\$380,000	02/03/2024
3	14/54 Railway Rd CARNEGIE 3163	\$375,000	17/02/2024

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: 28/03/2024 10:21



Property Type: Unit

Agent Comments

Comparable Properties



8/8 Dunoon St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$392,000

Method: Auction Sale

Date: 15/02/2024

Property Type: Apartment

Land Size: 55.70 sqm approx

7/488 Neerim Rd MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$380,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Apartment



14/54 Railway Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$375,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Apartment