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

107/1298 Glen Huntly Road, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$460,000		&		\$490,000			
Median sale p	rice							
Median price	\$663,250	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/10/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	303/3 Morton Av CARNEGIE 3163	\$488,000	05/03/2024
2	315/9 Morton Av CARNEGIE 3163	\$484,000	09/01/2024
3	8/184 Neerim Rd CARNEGIE 3163	\$474,000	23/03/2024

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:

11/04/2024 07:32









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$460,000 - \$490,000 Median Unit Price December quarter 2023: \$663,250

Comparable Properties



303/3 Morton Av CARNEGIE 3163 (REI)



Price: \$488,000 Method: Private Sale Date: 05/03/2024 Property Type: Apartment Agent Comments



315/9 Morton Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$484,000 Method: Private Sale Date: 09/01/2024 Property Type: Apartment

8/184 Neerim Rd CARNEGIE 3163 (REI)



Agent Comments



Price: \$474,000 Method: Auction Sale Date: 23/03/2024 Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255





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