

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000 & \$490,000

### Median sale price

Median price \$663,250 Property Type Unit Suburb Carnegie

Period - From 01/10/2023 to 31/12/2023 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	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



2   -  

**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)**

Agent Comments

2   1   1

**Price:** \$488,000

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** Apartment



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

Agent Comments

2   1   1

**Price:** \$484,000

**Method:** Private Sale

**Date:** 09/01/2024

**Property Type:** Apartment



**8/184 Neerim Rd CARNEGIE 3163 (REI)**

Agent Comments

2   1   1

**Price:** \$474,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Apartment

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