

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

13/5 Gnarwyn Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Carnegie

Period - From 01/04/2023 to 31/03/2024 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	8/307 Grange Rd ORMOND 3204	\$330,000	06/04/2024
2	2/163 Murrumbeena Rd MURRUMBEENA 3163	\$310,000	04/05/2024
3	7/9 Murrumbeena Rd MURRUMBEENA 3163	\$298,000	22/05/2024

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:

29/05/2024 11:08



Property Type: Apartment

Agent Comments

Comparable Properties



8/307 Grange Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 06/04/2024

Property Type: Apartment



2/163 Murrumbeena Rd MURRUMBEENA 3163 (REI) Agent Comments



Price: \$310,000

Method: Private Sale

Date: 04/05/2024

Property Type: Unit



7/9 Murrumbeena Rd MURRUMBEENA 3163 (REI) Agent Comments



Price: \$298,000

Method: Sold Before Auction

Date: 22/05/2024

Property Type: Apartment