## 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

2/1264 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	\$600,000		&		\$620,000			
Median sale pi	rice							
Median price	\$627,500	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/01/2023	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.

Ade	dress of comparable property	Price	Date of sale
1	1/1170 Dandenong Rd CARNEGIE 3163	\$672,000	05/02/2024
2	9/316 Neerim Rd CARNEGIE 3163	\$638,000	17/02/2024
3	1/7 Ormond Rd ORMOND 3204	\$620,000	02/01/2024

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:

29/02/2024 11:52







Property Type: Apartment Agent Comments

**Indicative Selling Price** \$600,000 - \$620,000 **Median Unit Price** Year ending December 2023: \$627,500

# **Comparable Properties**



1/1170 Dandenong Rd CARNEGIE 3163 (REI) Agent Comments



Price: \$672,000 Method: Private Sale Date: 05/02/2024 Property Type: Apartment Land Size: 107 sqm approx



9/316 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$638,000 Method: Auction Sale Date: 17/02/2024 Property Type: Apartment

1/7 Ormond Rd ORMOND 3204 (REI)



Agent Comments



Price: \$620,000 Method: Private Sale Date: 02/01/2024 Property Type: Apartment Land Size: 117 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



propertydata

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