

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 consumer.vic.gov.au/underquoting

Range between \$600,000 & \$620,000

Median sale price

Median price \$627,500 Property Type Unit Suburb Carnegie

Period - From 01/01/2023 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	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



2 1 1

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

2 2 1

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

2 2 1

Price: \$638,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Apartment



1/7 Ormond Rd ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Private Sale

Date: 02/01/2024

Property Type: Apartment

Land Size: 117 sqm approx

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