

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 2/1316 Glen Huntly Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Carnegie

Period - From 01/07/2022 to 30/06/2023 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	3/3 Newman Av CARNEGIE 3163	\$880,000	23/02/2023
2	4/204 Murrumbeena Rd MURRUMBEENA 3163	\$850,000	20/05/2023
3	2/5 Garden Av GLEN HUNTLY 3163	\$816,000	21/04/2023

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: 19/07/2023 16:24



Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



3/3 Newman Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$880,000

Method: Auction Sale

Date: 23/02/2023

Property Type: Villa



4/204 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG) Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Unit



2/5 Garden Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$816,000

Method: Private Sale

Date: 21/04/2023

Property Type: Unit