

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

223/1242 GLEN HUNTLY ROAD CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

409/1242 GLEN HUNTLY ROAD CARNEGIE VIC 3163	\$605,000	17-Nov-23
304/1256 GLEN HUNTLY ROAD CARNEGIE VIC 3163	\$642,500	01-Feb-24
103/1256 GLEN HUNTLY ROAD CARNEGIE VIC 3163	\$605,000	04-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 18 March 2024



**409/1242 GLEN HUNTLY ROAD
CARNEGIE VIC 3163**

 2
  2
  -

Sold Price **\$605,000** Sold Date **17-Nov-23**

Distance **0km**



**304/1256 GLEN HUNTLY ROAD
CARNEGIE VIC 3163**

 2
  2
  1

Sold Price **\$642,500** Sold Date **01-Feb-24**

Distance **0.05km**



**103/1256 GLEN HUNTLY ROAD
CARNEGIE VIC 3163**

 2
  2
  1

Sold Price **\$605,000** Sold Date **04-Dec-23**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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