

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 244a Grange Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,692,750 Property Type House Suburb Carnegie

Period - From 01/04/2023 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	1 Moonya Rd CARNEGIE 3163	\$1,700,000	06/09/2023
2	6 The Crossover CARNEGIE 3163	\$1,675,000	26/08/2023
3	16 Florence St ORMOND 3204	\$1,650,000	08/08/2023

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: 20/09/2023 08:38



3 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 780 sqm approx

Agent Comments

Comparable Properties



1 Moonya Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 4

Price: \$1,700,000

Method: Private Sale

Date: 06/09/2023

Property Type: House

Land Size: 930 sqm approx



6 The Crossover CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$1,675,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 595 sqm approx



16 Florence St ORMOND 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 08/08/2023

Property Type: House (Res)

Land Size: 555 sqm approx