

# 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

3/50 Leila Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$625,000 Property Type Unit Suburb Carnegie

Period - From 01/04/2023 to 31/03/2024 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	3/207 Neerim Rd CARNEGIE 3163	\$940,000	27/04/2024
2	1/34 Mernda Av CARNEGIE 3163	\$932,000	16/12/2023
3	4/91 Truganini Rd CARNEGIE 3163	\$865,000	03/11/2023

**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:

30/04/2024 11:45

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**Indicative Selling Price**  
\$850,000 - \$900,000  
**Median Unit Price**  
Year ending March 2024: \$625,000



**Rooms:** 5  
**Property Type:** Flat  
**Land Size:** 198.114 sqm approx  
**Agent Comments**

## Comparable Properties



3/207 Neerim Rd CARNEGIE 3163 (REI)

**Agent Comments**



**Price:** \$940,000  
**Method:** Auction Sale  
**Date:** 27/04/2024  
**Property Type:** Unit



1/34 Mernda Av CARNEGIE 3163 (REI/VG)

**Agent Comments**



**Price:** \$932,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** Unit



4/91 Truganini Rd CARNEGIE 3163 (REI/VG)

**Agent Comments**



**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 03/11/2023  
**Property Type:** Unit

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