

# 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

3/56 Mimosa 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 \$490,000 & \$530,000

### 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	5/16 Repton Rd MALVERN EAST 3145	\$540,000	08/02/2024
2	11/22 Roseberry Gr GLEN HUNTLY 3163	\$517,000	16/12/2023
3			

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:

02/05/2024 08:40



2   1   1

**Rooms:** 4

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$490,000 - \$530,000

**Median Unit Price**

Year ending March 2024: \$625,000

## Comparable Properties



**5/16 Repton Rd MALVERN EAST 3145 (REI/VG)** Agent Comments

2   1   1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 08/02/2024

**Property Type:** Apartment



**11/22 Roseberry Gr GLEN HUNTLY 3163 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$517,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Apartment

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.

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