#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Date of sale

<b>Property</b>	offered	for sale
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Including suburb and postcode	
ndicative selling pric	ce ·

### Indicative selling price

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

Range between \$490,000 & \$530,000	Range between	\$490,000	&	\$530,000
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#### Median sale price

Median price	\$625,000	Pro	perty Type U	nit		Suburb	Carnegie
Period - From	01/04/2023	to	31/03/2024	Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

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
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#### OR

В\* 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









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

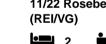


5/16 Repton Rd MALVERN EAST 3145 (REI/VG) Agent Comments

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Price: \$540,000 Method: Private Sale Date: 08/02/2024

Property Type: Apartment



11/22 Roseberry Gr GLEN HUNTLY 3163

**€** 2

Price: \$517,000 Method: Auction Sale Date: 16/12/2023

Property Type: Apartment

**Agent Comments** 

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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