

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 4/1170 Dandenong Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$663,250 Property Type Unit Suburb Carnegie

Period - From 01/10/2023 to 31/12/2023 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	210/17 Elliott Av CARNEGIE 3163	\$674,000	30/01/2024
2	1/92 Mimosa Rd CARNEGIE 3163	\$661,000	22/09/2023
3	5/316 Neerim Rd CARNEGIE 3163	\$659,000	21/10/2023

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: 05/02/2024 15:51



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2023: \$663,250

Comparable Properties



210/17 Elliott Av CARNEGIE 3163 (REI)

Agent Comments

 2  2  1

Price: \$674,000

Method: Auction Sale

Date: 30/01/2024

Property Type: Apartment



1/92 Mimosa Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$661,000

Method: Private Sale

Date: 22/09/2023

Property Type: Apartment



5/316 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  2  1

Price: \$659,000

Method: Private Sale

Date: 21/10/2023

Property Type: Apartment

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036