

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 4/1292 Glen Huntly Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$680,000 & \$740,000

Median sale price

Median price \$627,500 Property type UNIT Suburb GLEN HUNTLY

Period - From 01/12/2023 to 29/02/2024 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. 7/26 Moonya Road, Carnegie, VIC 3163	\$740,000	02/03/2024
2. 1/1261 Glen Huntly Road, Carnegie, VIC 3163	\$710,000	16/12/2023
3. 6/92 Mimosa Road, Carnegie, VIC 3163	\$685,000	02/03/2024

This Statement of Information was prepared on: 13/03/2024