

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

4/13 St Huberts Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$780,000 & \$810,000

Median sale price

Median price \$620,500 Property Type Unit Suburb Carnegie

Period - From 14/03/2023 to 13/03/2024 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.

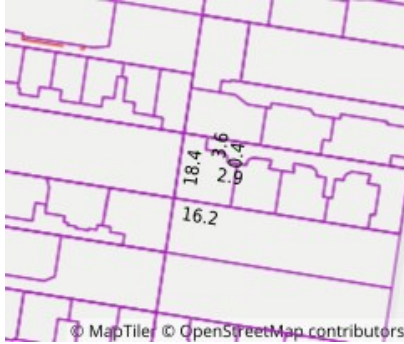
	Address of comparable property	Price	Date of sale
1	10/46-48 Coorigil Rd CARNEGIE 3163	\$795,000	16/11/2023
2	5/1316 Glen Huntly Rd CARNEGIE 3163	\$792,000	17/01/2024
3	2/93 Oakleigh Rd CARNEGIE 3163	\$790,000	14/10/2023

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:

14/03/2024 09:52



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$780,000 - \$810,000

Median Unit Price

14/03/2023 - 13/03/2024: \$620,500

Comparable Properties

10/46-48 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$795,000

Method: Sold Before Auction

Date: 16/11/2023

Property Type: Unit



5/1316 Glen Huntly Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$792,000

Method: Private Sale

Date: 17/01/2024

Property Type: Unit



2/93 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$790,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Unit

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480