## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 4/13 St Huberts Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$780,000		&		\$810,000			
Median sale p	rice							
Median price	\$620,500	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	14/03/2023	to	13/03/2024		So	urce	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.

Ado	dress 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

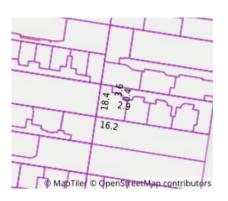
OR

**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



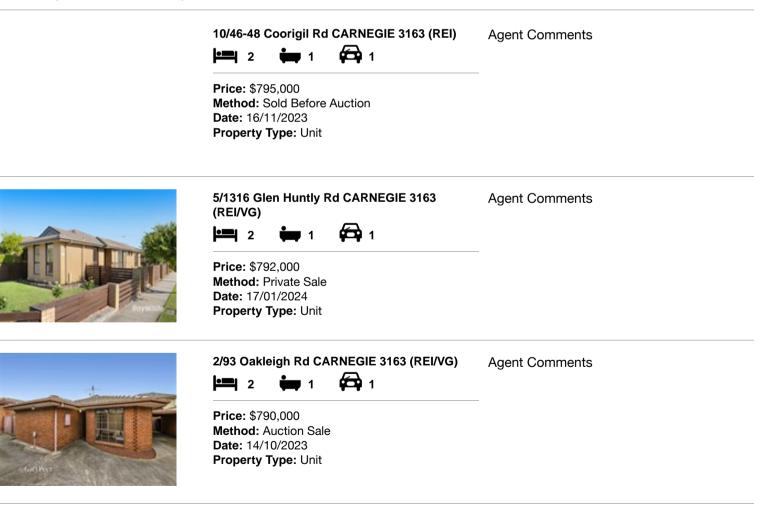




**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$780,000 - \$810,000 Median Unit Price 14/03/2023 - 13/03/2024: \$620,500

# **Comparable Properties**



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





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