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

4/2 Maroona Road, Carnegie Vic 3163

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|------------|------|--------|----------|
| Range betweer | \$280,000 | | & | | \$305,000 | | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$589,000 | Pro | operty Type | Unit | | | Suburb | Carnegie |
| Period - From | 16/04/2023 | to | 15/04/2024 | | 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 | 6/144 Oakleigh Rd CARNEGIE 3163 | \$314,000 | 18/12/2023 |
| 2 | 2/108 Murrumbeena Rd MURRUMBEENA 3163 | \$300,000 | 11/11/2023 |
| 3 | 6/2 Grandview Gr CARNEGIE 3163 | \$295,000 | 25/03/2024 |

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:

16/04/2024 17:40



4/2 Maroona Road, Carnegie Vic 3163

woodards





Property Type: Agent Comments Ruth Roberts 9572 1666 0409 214 110 rroberts@woodards.com.au

Indicative Selling Price \$280,000 - \$305,000 Median Unit Price 16/04/2023 - 15/04/2024: \$589,000

Comparable Properties



6/144 Oakleigh Rd CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$314,000 Method: Private Sale Date: 18/12/2023 Property Type: Apartment



2/108 Murrumbeena Rd MURRUMBEENA 3163 Agent Comments (REI/VG)



Price: \$300,000 Method: Auction Sale Date: 11/11/2023 Property Type: Apartment



6/2 Grandview Gr CARNEGIE 3163 (REI)



Agent Comments

Price: \$295,000 Method: Private Sale Date: 25/03/2024 Property Type: Apartment

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





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