

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

4/34 Ames Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$720,000 & \$750,000

Median sale price

Median price \$622,888 Property Type Unit Suburb Carnegie

Period - From 02/05/2023 to 01/05/2024 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.

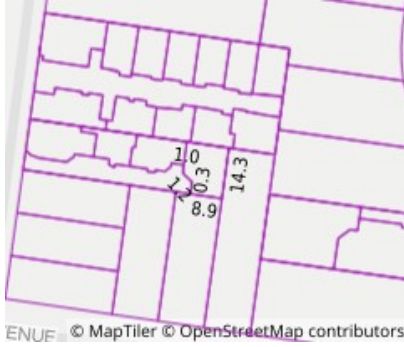
	Address of comparable property	Price	Date of sale
1	3/8 Park Av GLEN HUNTLY 3163	\$742,000	19/03/2024
2	7/26 Moonya Rd CARNEGIE 3163	\$740,000	02/03/2024
3	3/11 Mackay Av GLEN HUNTLY 3163	\$730,000	23/03/2024

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:

02/05/2024 09:18



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$720,000 - \$750,000
Median Unit Price
02/05/2023 - 01/05/2024: \$622,888

Comparable Properties



3/8 Park Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$742,000
Method: Private Sale
Date: 19/03/2024
Property Type: Unit



7/26 Moonya Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$740,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit



3/11 Mackay Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$730,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Unit

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