

# 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 402/1242 Glen Huntly Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$588,000 Property Type Unit Suburb Carnegie

Period - From 04/06/2023 to 03/06/2024 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	405/1242 Glen Huntly Rd CARNEGIE 3163	\$662,000	29/05/2024
2	118/41 Murrumbeena Rd MURRUMBEENA 3163	\$600,000	23/05/2024
3	405/803 Dandenong Rd MALVERN EAST 3145	\$585,000	13/05/2024

**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: 04/06/2024 15:18



2   2   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

04/06/2023 - 03/06/2024: \$588,000

## Comparable Properties



**405/1242 Glen Huntly Rd CARNEGIE 3163 (REI)**

**Agent Comments**

2   2   1

**Price:** \$662,000

**Method:** Sold Before Auction

**Date:** 29/05/2024

**Property Type:** Unit



**118/41 Murrumbeena Rd MURRUMBEENA 3163 (REI)**

**Agent Comments**

2   2   1

**Price:** \$600,000

**Method:** Sold Before Auction

**Date:** 23/05/2024

**Property Type:** Unit



**405/803 Dandenong Rd MALVERN EAST 3145 (REI)**

**Agent Comments**

2   2   2

**Price:** \$585,000

**Method:** Private Sale

**Date:** 13/05/2024

**Property Type:** Unit

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