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

418/1060 Dandenong Road, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$550,000		&		\$580,000			
Median sale p	rice							
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/04/2023	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	201/276 Neerim Rd CARNEGIE 3163	\$580,000	08/12/2023
2	817/1060 Dandenong Rd CARNEGIE 3163	\$575,000	27/04/2024
3	708/1060 Dandenong Rd CARNEGIE 3163	\$565,000	14/02/2024

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:

15/05/2024 12:23



LYNCHS





Property Type: Strata Unit/Flat Agent Comments

(03) 9555 1911 0430 306 801 kieran@lynchs.com

Kieran Lynch

Indicative Selling Price \$550,000 - \$580,000 **Median Unit Price** Year ending March 2024: \$625,000

Comparable Properties



201/276 Neerim Rd CARNEGIE 3163 (REI/VG) Agent Comments



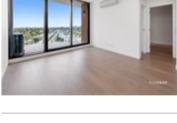
Price: \$580,000 Method: Private Sale Date: 08/12/2023 Property Type: Apartment



817/1060 Dandenong Rd CARNEGIE 3163 (REI)

Agent Comments





Price: \$575,000 Method: Private Sale Date: 27/04/2024 Property Type: Unit

708/1060 Dandenong Rd CARNEGIE 3163 (REI/VG) 2 **601** 1 2

Agent Comments



Price: \$565,000 Method: Private Sale Date: 14/02/2024 Property Type: Apartment

Account - Lynchs Real Estate | P: 03 9555 1911





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