

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 5/1265 Glen Huntly Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$614,000 Property Type Unit Suburb Carnegie

Period - From 01/10/2022 to 30/09/2023 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 | 64b Kambrook Rd CAULFIELD NORTH 3161 | \$1,240,000 | 12/08/2023 |
| 2 | 7/14 Wattle Av GLEN HUNTLY 3163 | \$1,110,000 | 29/07/2023 |
| 3 | 5/23 Toolambool Rd CARNEGIE 3163 | \$1,100,000 | 25/10/2023 |

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: 23/11/2023 09:05



2 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 177 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
Year ending September 2023: \$614,000

Comparable Properties



64b Kambrook Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 2 2

Price: \$1,240,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Townhouse (Single)



7/14 Wattle Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

3 2 1

Price: \$1,110,000
Method: Auction Sale
Date: 29/07/2023
Property Type: Townhouse (Res)



5/23 Toolambool Rd CARNEGIE 3163 (REI)

Agent Comments

4 3 2

Price: \$1,100,000
Method: Private Sale
Date: 25/10/2023
Property Type: Townhouse (Single)

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