## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

5/67-69 Mimosa Road, Carnegie Vic 3163
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#### Indicative selling price

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

Range between	\$680,000	&	\$730,000

#### Median sale price

Median price	\$625,000	Pro	perty Type U	nit		Suburb	Carnegie
Period - From	01/04/2023	to	31/03/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	3/11 Mackay Av GLEN HUNTLY 3163	\$730,000	23/03/2024
2	1/211 Murrumbeena Rd MURRUMBEENA 3163	\$712,000	07/03/2024
3	5/2 Park Av GLEN HUNTLY 3163	\$675,000	05/04/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/05/2024 14:46





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Indicative Selling Price \$680,000 - \$730,000 Median Unit Price

Year ending March 2024: \$625,000



# **1** 2 **1 4**

Property Type: Flat

Land Size: 169.476 sqm approx

Agent Comments

# Comparable Properties



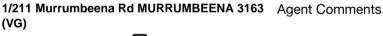
3/11 Mackay Av GLEN HUNTLY 3163 (REI/VG)

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



**Agent Comments** 

**Agent Comments** 



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Price: \$712,000 Method: Sale Date: 07/03/2024

Property Type: Flat/Unit/Apartment (Res)



2

1

**6** 

Price: \$675,000

Method: Sold Before Auction

**Date:** 05/04/2024 **Property Type:** Unit

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