

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

5/9-13 POPLAR GROVE CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$324,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

1/33 ROSSTOWN ROAD CARNEGIE VIC 3163	\$374,000	02-Mar-24
10/5 GNARWYN ROAD CARNEGIE VIC 3163	\$345,000	16-Dec-23
2/12 ST HUBERTS ROAD CARNEGIE VIC 3163	\$335,000	09-Dec-23

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 6 months.

This Statement of Information was prepared on: 12 March 2024



1/33 ROSSTOWN ROAD CARNEGIE Sold Price ^{RS} **\$374,000** Sold Date **02-Mar-24**
VIC 3163

1 1 1

Distance **0.74km**



10/5 GNARWYN ROAD CARNEGIE Sold Price **\$345,000** Sold Date **16-Dec-23**
VIC 3163

1 1 1

Distance **0.97km**



2/12 ST HUBERTS ROAD CARNEGIE Sold Price **\$335,000** Sold Date **09-Dec-23**
VIC 3163

1 1 1

Distance **1.15km**

RS = Recent sale **UN** = Undisclosed Sale

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