

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

6/10 ST HUBERTS ROAD 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Oct 2022

to

30 Sep 2023

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

5/10 ST HUBERTS ROAD CARNEGIE VIC 3163	\$440,000	27-Jun-23
11/131 GRANGE ROAD GLEN HUNTLY VIC 3163	\$453,000	21-Oct-23
9/13 WARATAH AVENUE GLEN HUNTLY VIC 3163	\$430,000	08-Jul-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: 30 October 2023



**5/10 ST HUBERTS ROAD
CARNEGIE VIC 3163**

2 1 1

Sold Price **\$440,000** Sold Date **27-Jun-23**

Distance **0km**



**11/131 GRANGE ROAD GLEN
HUNTLY VIC 3163**

2 1 1

Sold Price ^{RS} **\$453,000** Sold Date **21-Oct-23**

Distance **0.57km**



**9/13 WARATAH AVENUE GLEN
HUNTLY VIC 3163**

2 1 1

Sold Price **\$430,000** Sold Date **08-Jul-23**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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