

# 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

7/1136 Dandenong Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$583,000

### Median sale price

Median price \$622,888 Property Type Unit Suburb Carnegie

Period - From 07/06/2023 to 06/06/2024 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	4/19 Fisher St MALVERN EAST 3145	\$575,000	20/05/2024
2	4/39 Rosstown Rd CARNEGIE 3163	\$570,000	18/05/2024
3	3/43 Rosstown Rd CARNEGIE 3163	\$550,000	29/05/2024

**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:

07/06/2024 11:55



2   1   1

**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 78 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$583,000  
**Median Unit Price**  
07/06/2023 - 06/06/2024: \$622,888

## Comparable Properties



**4/19 Fisher St MALVERN EAST 3145 (REI)**

**Agent Comments**

2   1   1

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 20/05/2024  
**Property Type:** Apartment



**4/39 Rosstown Rd CARNEGIE 3163 (REI)**

**Agent Comments**

2   1   1

**Price:** \$570,000  
**Method:** Auction Sale  
**Date:** 18/05/2024  
**Property Type:** Apartment



**3/43 Rosstown Rd CARNEGIE 3163 (REI)**

**Agent Comments**

2   1   1

**Price:** \$550,000  
**Method:** Sold Before Auction  
**Date:** 29/05/2024  
**Property Type:** Apartment