

# 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

7/1307 Glen Huntly 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 \$320,000 & \$352,000

### Median sale price\*

Median price Property Type Suburb Carnegie

Period - From to Source

### 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	2/12 St Huberts Rd CARNEGIE 3163	\$335,000	09/12/2023
2	4/30 Moonya Rd CARNEGIE 3163	\$331,000	07/10/2023
3	1/3 Dunoon St MURRUMBEENA 3163	\$320,000	26/09/2023

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: 19/02/2024 12:10

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



1   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
\$320,000 - \$352,000  
**No median price available**

## Comparable Properties



**2/12 St Huberts Rd CARNEGIE 3163 (REI/VG)**   Agent Comments

1   1   1

**Price:** \$335,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** Apartment



**4/30 Moonya Rd CARNEGIE 3163 (REI/VG)**   Agent Comments

1   1   1

**Price:** \$331,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** Unit



**1/3 Dunoon St MURRUMBEENA 3163 (REI/VG)**   Agent Comments

1   1   1

**Price:** \$320,000

**Method:** Private Sale

**Date:** 26/09/2023

**Property Type:** Apartment

**Account - Flare Real Estate** | P: 03 9533 0999 | F: 03 9533 0900