## 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			
&	\$352,000		
Median sale price*			
Property Type	Sub	ourb Carnegie	
0	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.			
y		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
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:			
	Property Type  Delete A or B below ties sold within two not or agent's representative real two kilometres of to ment of Information	en Huntly Road, Carnegie Vic 3163  ensumer.vic.gov.au/underquoting  & \$352,000  Property Type Substitute Source  Delete A or B below as applicable)  ties sold within two kilometres of the print or agent's representative considers to the print of a series of the print of a series of the print of a series of the property for sale two kilometres of the property for sale ament of Information was prepared on:	en Huntly Road, Carnegie Vic 3163  ensumer.vic.gov.au/underquoting  & \$352,000  Property Type Suburb Carnegie  Source  Pelete A or B below as applicable)  ties sold within two kilometres of the property for sale in not or agent's representative considers to be most companion of the property for sale in the last six mement of Information was prepared on:  19/02/20



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.







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)

Price: \$335,000 Method: Auction Sale Date: 09/12/2023

Property Type: Apartment

**Agent Comments** 



4/30 Moonya Rd CARNEGIE 3163 (REI/VG)



Price: \$331,000 Method: Auction Sale Date: 07/10/2023 Property Type: Unit

Agent Comments



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

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





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