## 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

7/26 Moonya Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	between \$620,000		&		\$680,000				
Median sale price									
Median price	\$663,250	Pro	Property Type		Unit		Suburb	Carnegie	
Period - From	01/10/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6/54 Coorigil Rd CARNEGIE 3163	\$675,000	23/12/2023
2	2/10-12 Moonya Rd CARNEGIE 3163	\$640,000	06/01/2024
3			

OR

**B**<sup>\*</sup> 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:

05/02/2024 16:31









**Property Type:** Unit Agent Comments

Alex Grigoriadis 9573 6100 0490 028 403 alexgrigoriadis@jelliscraig.com.au

Indicative Selling Price \$620,000 - \$680,000 Median Unit Price December quarter 2023: \$663,250

# **Comparable Properties**

	6/54 Coorigil Rd CARNEGIE 3163 (REI) 2 1 2 2 Price: \$675,000 Method: Private Sale Date: 23/12/2023 Property Type: Unit	Agent Comments
Sold	2/10-12 Moonya Rd CARNEGIE 3163 (REI) 2 1 1 1 Price: \$640,000 Method: Private Sale	Agent Comments
	Date: 06/01/2024 Property Type: Unit	

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.

Account - Jellis Craig | P: 03 9593 4500

propertydata



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