

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

702/1060 DANDENONG 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Sep 2022

to

31 Aug 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

106/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$538,000	01-Jun-23
209/25 TRUGANINI ROAD CARNEGIE VIC 3163	\$580,000	09-Sep-23
307/276 NEERIM ROAD CARNEGIE VIC 3163	\$568,000	30-Aug-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: 27 September 2023



**106/1060 DANDENONG ROAD
CARNEGIE VIC 3163**

2 2 1

Sold Price **\$538,000** Sold Date **01-Jun-23**

Distance **0km**



**209/25 TRUGANINI ROAD
CARNEGIE VIC 3163**

2 2 1

Sold Price ^{RS} **\$580,000** Sold Date **09-Sep-23**

Distance **0.53km**



**307/276 NEERIM ROAD CARNEGIE
VIC 3163**

2 2 1

Sold Price ^{RS} **\$568,000** ^{UN} Sold Date **30-Aug-23**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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