## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8/12 Grange Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$460,000		&		\$479,000					
Median sale pi	rice									
Median price	\$565,000	Pro	operty Type	Unit			Suburb	Carnegie		
Period - From	01/01/2024	to	31/03/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	8/184 Neerim Rd CARNEGIE 3163	\$474,000	23/03/2024
2	2/45 Coorigil Rd CARNEGIE 3163	\$460,000	16/03/2024
3	12/5 Wattle Av GLEN HUNTLY 3163	\$454,000	21/02/2024

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:

03/05/2024 12:00







Rooms: 4 Property Type: Apartment

Agent Comments

**Indicative Selling Price** \$460,000 - \$479,000 **Median Unit Price** March quarter 2024: \$565,000

Smartly renovated top floor apartment, Sep entrance hall, Prized nth facing living with all season's natural light, Reverse cycle air conditioning, Separate new kitchen (gas cooking), New Gas Instantaneous Hot Water System, New central bathroom, Internal laundry, Intercom security, carport parking.

# **Comparable Properties**



8/184 Neerim Rd CARNEGIE 3163 (REI)



Price: \$474,000 Method: Auction Sale Date: 23/03/2024 Property Type: Apartment Agent Comments



2/45 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments





Price: \$460,000 Method: Auction Sale Date: 16/03/2024 Property Type: Apartment

12/5 Wattle Av GLEN HUNTLY 3163 (REI/VG)



Agent Comments



Price: \$454.000 Method: Sold Before Auction Date: 21/02/2024 Property Type: Apartment

#### Account - FITCH PARTNERS PTY LTD | P: 0391149888

propertydata



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