

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

8/12 Grange Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000 & \$479,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Carnegie

Period - From 01/01/2024 to 31/03/2024 Source 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.

	Address 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

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.

Indicative Selling Price

\$460,000 - \$479,000

Median Unit Price

March quarter 2024: \$565,000

Comparable Properties



8/184 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$474,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment



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

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