

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

817/1060 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Apr 2023

to

31 Mar 2024

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

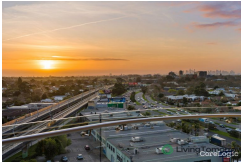
Date of sale

| | | |
|--|-----------|-----------|
| 1008/1060 DANDENONG ROAD CARNEGIE VIC 3163 | \$595,000 | 17-Jan-24 |
| 308/2 MORTON AVENUE CARNEGIE VIC 3163 | \$588,000 | 24-Mar-24 |
| 201/276 NEERIM ROAD CARNEGIE VIC 3163 | \$580,000 | 08-Dec-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: 03 April 2024



**1008/1060 DANDENONG ROAD
CARNEGIE VIC 3163**

 2  2  1

Sold Price **\$595,000** Sold Date **17-Jan-24**

Distance **0km**



**308/2 MORTON AVENUE
CARNEGIE VIC 3163**

 2  2  1

Sold Price ^{RS} **\$588,000** Sold Date **24-Mar-24**

Distance **0.33km**



**201/276 NEERIM ROAD CARNEGIE
VIC 3163**

 2  2  1

Sold Price **\$580,000** Sold Date **08-Dec-23**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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