

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 9/14 Yendon Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$345,000 & \$375,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Carnegie

Period - From 10/05/2023 to 09/05/2024 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	4/47 Hobart Rd MURRUMBEENA 3163	\$380,500	23/03/2024
2	7/5 James St GLEN HUNTLY 3163	\$355,000	21/03/2024
3	10/214 Kambrook Rd CAULFIELD 3162	\$340,000	12/03/2024

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: 10/05/2024 11:58



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Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$345,000 - \$375,000
Median Unit Price
10/05/2023 - 09/05/2024: \$595,000

Comparable Properties



4/47 Hobart Rd MURRUMBEENA 3163 (REI) **Agent Comments**

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Price: \$380,500
Method: Private Sale
Date: 23/03/2024
Property Type: Apartment



7/5 James St GLEN HUNTLY 3163 (REI) **Agent Comments**

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Price: \$355,000
Method: Auction Sale
Date: 21/03/2024
Property Type: Apartment



10/214 Kambrook Rd CAULFIELD 3162 (REI) **Agent Comments**

1 1 1

Price: \$340,000
Method: Private Sale
Date: 12/03/2024
Property Type: Apartment

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480