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	9/14 Yendon Road, Carnegie Vic 3163
Including suburb and	
postcode	

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	Pro	perty Type U	nit		Suburb	Carnegie
Period - From	10/05/2023	to	09/05/2024	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.

Address of comparable property

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 comparableproperties 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







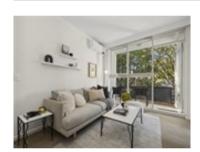


Rooms: 2

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)

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

Property Type: Apartment

Agent Comments



7/5 James St GLEN HUNTLY 3163 (REI)





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

Property Type: Apartment

Agent Comments



10/214 Kambrook Rd CAULFIELD 3162 (REI)

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

Property Type: Apartment

Agent Comments

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



