

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

11/1162 Dandenong Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Carnegie

Period - From 27/04/2020 to 26/04/2021 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	113/3-9 Elliott Av CARNEGIE 3163	\$621,000	17/04/2021
2	102/13 Maroona Rd CARNEGIE 3163	\$615,000	12/04/2021
3	814/1060 Dandenong Rd CARNEGIE 3163	\$590,000	23/11/2020

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:

27/04/2021 16:59



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



113/3-9 Elliott Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$621,000

Method: Auction Sale

Date: 17/04/2021

Property Type: Apartment



102/13 Maroona Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$615,000

Method: Sold Before Auction

Date: 12/04/2021

Property Type: Apartment

814/1060 Dandenong Rd CARNEGIE 3163 (VG) Agent Comments



Price: \$590,000

Method: Sale

Date: 23/11/2020

Property Type: Strata Unit/Flat