

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	2/23 Elliott Av CARNEGIE 3163	\$390,000	29/08/2018
2	5/1207 Dandenong Rd MALVERN EAST 3145	\$380,000	21/07/2018
3	6/54 Moonya Rd CARNEGIE 3163	\$365,000	20/06/2018

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.



 1  1  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$379,950
Median Unit Price
June quarter 2018: \$437,500

Comparable Properties



2/23 Elliott Av CARNEGIE 3163 (REI)

 1  1  1

Price: \$390,000
Method: Private Sale
Date: 29/08/2018
Rooms: -
Property Type: Apartment

Agent Comments

Older style block close to Carnegie Station.



5/1207 Dandenong Rd MALVERN EAST 3145 (REI)

 1  1  1

Price: \$380,000
Method: Auction Sale
Date: 21/07/2018
Rooms: -
Property Type: Apartment

Agent Comments

Smaller older tiny courtyard.



6/54 Moonya Rd CARNEGIE 3163 (REI/VG)

 1  1  1

Price: \$365,000
Method: Sold Before Auction
Date: 20/06/2018
Rooms: 2
Property Type: Unit

Agent Comments

smaller but single storey with carport.