

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

7/1233 Glen Huntly Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$640,500

Property Type

Unit

Suburb

Carnegie

Period - From

20/07/2019

to

19/07/2020

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	2/54 Glen Orme Av ORMOND 3204	\$980,000	01/05/2020
2	5/70 Truganini Rd CARNEGIE 3163	\$950,000	17/02/2020
3	3/146 Booran Rd GLEN HUNTLY 3163	\$940,000	24/03/2020

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:

20/07/2020 15:37

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3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$950,000

Median Unit Price

20/07/2019 - 19/07/2020: \$640,500

Comparable Properties



2/54 Glen Orme Av ORMOND 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$980,000

Method: Private Sale

Date: 01/05/2020

Property Type: Townhouse (Single)



5/70 Truganini Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 17/02/2020

Property Type: Townhouse (Single)



3/146 Booran Rd GLEN HUNTLY 3163 (REI)

Agent Comments

3 2 2

Price: \$940,000

Method: Auction Sale

Date: 24/03/2020

Property Type: Apartment