

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

5/2 Maroona Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Carnegie

Period - From 01/10/2018 to 30/09/2019 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	5/13 Wattle Av GLEN HUNTLY 3163	\$335,000	30/10/2019
2	10/131 Grange Rd GLEN HUNTLY 3163	\$325,000	31/07/2019
3	5/176 Murrumbeena Rd MURRUMBEENA 3163	\$300,000	06/08/2019

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:

12/11/2019 11:04



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Property Type: Flat

Agent Comments

With 2 courtyards/carspace this is a great one bedder on the ground floor.

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

Year ending September 2019: \$575,000

Comparable Properties



5/13 Wattle Av GLEN HUNTLY 3163 (REI)

Agent Comments

1 1 1

Price: \$335,000

Method: Private Sale

Date: 30/10/2019

Rooms: 2

Property Type: Apartment



10/131 Grange Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

1 1 1

Price: \$325,000

Method: Sold Before Auction

Date: 31/07/2019

Property Type: Apartment



5/176 Murrumbeena Rd MURRUMBEENA 3163 (VG) Agent Comments

1 - -

Price: \$300,000

Method: Sale

Date: 06/08/2019

Property Type: Flat/Unit/Apartment (Res)