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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$300,000		&		\$330,000			
Median sale pi	rice							
Median price	\$575,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/10/2018	to	30/09/2019		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.

Add	dress 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





Tara Ferrier 0409 939 155 tferrier@hodges.com.au

Indicative Selling Price





 \$300,000 - \$330,000

 Property Type: Flat

 Agent Comments

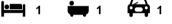
 Year ending September 2019: \$575,000

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

Comparable Properties



5/13 Wattle Av GLEN HUNTLY 3163 (REI)



Price: \$335,000 Method: Private Sale Date: 30/10/2019 Rooms: 2 Property Type: Apartment Agent Comments

Agent Comments



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

Price: \$325,000 Method: Sold Before Auction Date: 31/07/2019 Property Type: Apartment



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



Price: \$300,000 Method: Sale Date: 06/08/2019 Property Type: Flat/Unit/Apartment (Res)

Account - Hodges | P: 03 9557 7891 | F: 03 9557 6375



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.