

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

2/61 Moonya Road, Carnegie, VIC 3163

### Indicative selling price

\$ 650,000 - \$690,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 550,000

Unit

\*Delete house or unit as applicable

Suburb  
CARNEGIE

Period  
18/01/2019 - 17/07/2019

Source  
Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



4/54 COORIGIL ROAD  
CARNEGIE

2 1 2

Agents Advice - Sale Price Withheld  
Date Sold 01/06/2019  
Land 1393 sqm



10/144 GRANGE ROAD  
CARNEGIE

2 1 1

Agents Advice - Sale Price Withheld  
Date Sold 20/01/2019  
Land 4622 sqm



4/78 WOORNACK ROAD  
CARNEGIE

2 1 2

Normal Sale \$671,000  
Date Sold 02/03/2019  
Land 1115 sqm