

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

113/1298 Glen Huntly Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$615,000

Median sale price

Median price

\$637,500

Property Type

Unit

Suburb

Carnegie

Period - From

01/04/2020

to

30/06/2020

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	8/1260 Glen Huntly Rd, Carnegie, Vic 3163, Australia	\$560,000	08/02/2020
2	2/1204 Glen Huntly Rd GLEN HUNTLY 3163	\$615,000	08/02/2020
3	110/41 Murrumbeena Rd MURRUMBEENA 3163	\$600,100	07/05/2020

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:

07/08/2020 10:30



 2  2  1

Property Type: Apartment
Land Size: 75 sqm approx
Agent Comments

Indicative Selling Price
\$615,000
Median Unit Price
June quarter 2020: \$637,500

Comparable Properties

8/1260 Glen Huntly Rd, Carnegie, Vic 3163,
Australia (REI)

Agent Comments

 2  1  1

Price: \$560,000
Method:
Date: 08/02/2020
Property Type: Apartment



2/1204 Glen Huntly Rd GLEN HUNTLY 3163
(REI)

Agent Comments

 2  1  1

Price: \$615,000
Method: Auction Sale
Date: 08/02/2020
Property Type: Apartment



110/41 Murrumbeena Rd MURRUMBEENA
3163 (REI)

Agent Comments

 2  2  2

Price: \$600,100
Method: Auction Sale
Date: 07/05/2020
Rooms: 3
Property Type: Apartment