

# 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 3/15 St Huberts Road, Carnegie Vic 3163

### Indicative selling price

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

Range between \$850,000 & \$930,000

### Median sale price

Median price \$665,000 Property Type Unit Suburb Carnegie

Period - From 01/04/2022 to 30/06/2022 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	1/9 Tranmere Av CARNEGIE 3163	\$921,000	24/06/2022
2	1/78 Wornack Rd CARNEGIE 3163	\$877,000	23/04/2022
3	7/29 Grant St MALVERN EAST 3145	\$850,000	04/06/2022

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: 09/08/2022 09:48



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$850,000 - \$930,000  
**Median Unit Price**  
June quarter 2022: \$665,000

## Comparable Properties



**1/9 Tranmere Av CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$921,000  
**Method:** Private Sale  
**Date:** 24/06/2022  
**Property Type:** Unit



**1/78 Wornack Rd CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$877,000  
**Method:** Auction Sale  
**Date:** 23/04/2022  
**Property Type:** Unit



**7/29 Grant St MALVERN EAST 3145 (REI/VG)**

Agent Comments



**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 04/06/2022  
**Property Type:** Unit

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