## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/15 St Huberts Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$850,000		&		\$930,000			
Median sale p	rice							
Median price	\$665,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/04/2022	to	30/06/2022		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	1/9 Tranmere Av CARNEGIE 3163	\$921,000	24/06/2022
2	1/78 Woornack Rd CARNEGIE 3163	\$877,000	23/04/2022
3	7/29 Grant St MALVERN EAST 3145	\$850,000	04/06/2022

OR

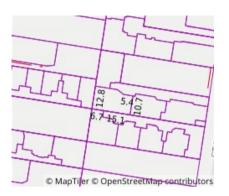
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

09/08/2022 09:48



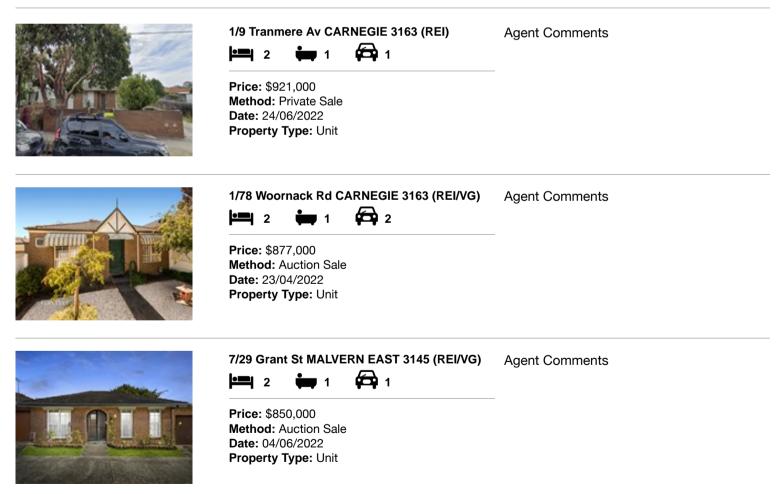






**Property Type:** Agent Comments Indicative Selling Price \$850,000 - \$930,000 Median Unit Price June quarter 2022: \$665,000

# **Comparable Properties**



#### Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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