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	4/33 Toolambool Road, Carnegie Vic 3163

Indicative selling price

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

Range between $590,000 & $649,000

Median sale price

Median price $621,444 Property Type Unit Suburb Carnegie

Period - From 01/07/2023 to 30/06/2024 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	3/16 Repton Rd MALVERN EAST 3145	$600,000	27/07/2024
2	6/6 Rosedale Av GLEN HUNTLY 3163	$650,000	21/07/2024
3	1/12 Wild Cherry Rd ORMOND 3204	$608,000	20/07/2024

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: 01/08/2024 09:54

4/33 Toolambool Road, Carnegie Vic 3163



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$590,000 - $649,000
Median Unit Price
Year ending June 2024: $621,444

Comparable Properties



3/16 Repton Rd MALVERN EAST 3145 (REI)

2 1 2

Price: $600,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Unit

Agent Comments



6/6 Rosedale Av GLEN HUNTLY 3163 (REI)

2 1 1

Price: $650,000
Method: Sold Before Auction
Date: 21/07/2024
Property Type: Apartment

Agent Comments



1/12 Wild Cherry Rd ORMOND 3204 (REI)

2 1 1

Price: $608,000
Method: Sold Before Auction
Date: 20/07/2024
Property Type: Unit

Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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