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	1118 Dandenong Road, Carnegie Vic 3163

Indicative selling price

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

Range between $1,350,000 & $1,485,000

Median sale price

Median price $1,655,000 Property Type House Suburb Carnegie

Period - From 01/01/2023 to 31/12/2023 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	15 Mclaurin Rd CARNEGIE 3163	$1,450,000	14/10/2023
2	184 Waverley Rd MALVERN EAST 3145	$1,390,000	07/10/2023
3	3 Dudley St CAULFIELD EAST 3145	$1,356,000	02/03/2024

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: 14/03/2024 11:48

1118 Dandenong Road, Carnegie Vic 3163



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Property Type: House (Previously Occupied - Detached)
Land Size: 636 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,485,000
Median House Price
Year ending December 2023: $1,655,000

Comparable Properties



15 Mclaurin Rd CARNEGIE 3163 (REI/VG)

3 1 1

Price: $1,450,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House
Land Size: 575 sqm approx

Agent Comments



184 Waverley Rd MALVERN EAST 3145 (REI/VG)

2 1 1

Price: $1,390,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 480 sqm approx

Agent Comments



3 Dudley St CAULFIELD EAST 3145 (REI)

3 1 2

Price: $1,356,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)

Agent Comments

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

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