Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/20 Maroona Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$770,000

Median sale price

Median price	$650,000	Property type	Unit	Suburb	Carnegie
Period - From	01/10/2024	to	31/12/2024	Source	REIV

Comparable property sales

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 Elizabeth Cr CARNEGIE 3163	$785,000	27/12/2024
8/71-73 Moonya Rd CARNEGIE 3163	$765,000	09/11/2024
6/1 Park Av GLEN HUNTLY 3163	$791,000	22/02/2025

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This Statement of Information was prepared on: 01/03/2025