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	2/14 Arawatta Street, Carnegie Vic 3163

Indicative selling price

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

Single price $975,000

Median sale price

Median price $1,200,000 Property Type Townhouse Suburb Carnegie

Period - From 26/05/2024 to 25/05/2025 Source Property Data

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	5/1810 Malvern Rd MALVERN EAST 3145	$960,000	25/02/2025
2	1/20 Sydney St MURRUMBEENA 3163	$900,000	03/03/2025
3	3/1021 Dandenong Rd MALVERN EAST 3145	$910,000	05/12/2024

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: 26/05/2025 12:50