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	104/14 Maroona Road, Carnegie Vic 3163

Indicative selling price

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

Range between $520,000 & $570,000

Median sale price

Median price $680,000 Property Type Unit Suburb Carnegie

Period - From 01/01/2021 to 31/12/2021 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	101/14 Maroona Rd CARNEGIE 3163	$580,000	09/11/2021
2	106/181 Neerim Rd CARNEGIE 3163	$565,000	24/01/2022
3	101/1044 Glen Huntly Rd CAULFIELD SOUTH 3162	$560,000	28/01/2022

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: 01/03/2022 10:56

104/14 Maroona Road, Carnegie Vic 3163

Myron Ching
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2 2 1

Property Type: Apartment
Land Size: 73.2 sqm approx

Agent Comments

Indicative Selling Price
$520,000 - $570,000
Median Unit Price
Year ending December 2021: $680,000

Comparable Properties



101/14 Maroona Rd CARNEGIE 3163 (REI/VG)

2 2 1

Price: $580,000
Method: Private Sale
Date: 09/11/2021
Property Type: Apartment

Agent Comments



106/181 Neerim Rd CARNEGIE 3163 (REI)

2 2 1

Price: $565,000
Method: Private Sale
Date: 24/01/2022
Property Type: Apartment

Agent Comments



101/1044 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI)

2 2 1

Price: $560,000
Method: Private Sale
Date: 28/01/2022
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

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