

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

6/10 ST HUBERTS 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

or range
between

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

78/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$375,000	27-Jul-23
113/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$391,000	27-May-23
55/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$390,000	23-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 15 November 2023



**78/115 NEERIM ROAD GLEN
HUNTLY VIC 3163**

2 1 1

Sold Price **\$375,000** Sold Date **27-Jul-23**

Distance **0.79km**



**113/115 NEERIM ROAD GLEN
HUNTLY VIC 3163**

2 1 1

Sold Price ^{RS} **\$391,000** Sold Date **27-May-23**

Distance **0.79km**



**55/115 NEERIM ROAD GLEN
HUNTLY VIC 3163**

2 1 1

Sold Price **\$390,000** Sold Date **23-Sep-23**

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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