

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 19/67 Moonya Road, Carnegie Vic 3163

Indicative selling price

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

Single price \$347,000

Median sale price

Median price \$491,000 House Unit X Suburb Carnegie

Period - From 01/01/2018 to 31/03/2018 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	21/67 Moonya Rd CARNEGIE 3163	\$355,000	18/11/2017
2	8/5 Gnarwyn Rd CARNEGIE 3163	\$345,000	10/02/2018
3	3/48 Moonya Rd CARNEGIE 3163	\$345,000	09/12/2017

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.~~

19/67 Moonya Road, Carnegie Vic 3163



 1  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$347,000
Median Unit Price
March quarter 2018: \$491,000

TERMS:10% deposit, balance 30, 45 or 60 days. COUNCIL RATES: \$714.00 per annum approx. WATER RATES: \$680.00 per annum approx. OWNERS CORPORATION: \$1,083.40 per annum approx. CURRENT RENT: Securely leased at \$310.00 per week until January 2019.

Comparable Properties



21/67 Moonya Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 1  1  1

Price: \$355,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: Apartment



8/5 Gnarwyn Rd CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

Price: \$345,000
Method: Auction Sale
Date: 10/02/2018
Rooms: 2
Property Type: Apartment
Land Size: 49 sqm approx



3/48 Moonya Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 1  1  1

Price: \$345,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: Apartment