

2/2-4 Moonya Road, Carnegie Vic 3163



2 1 2

Rooms:
Property Type: Unit
Land Size: 259 sqm approx
Agent Comments

Unrenovated 2 bedroom villa unit with rear courtyard

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
June quarter 2017: \$705,000

TERMS:10% deposit, balance 30, 45, 60 days WATER RATES: \$680.00 per annum approx. COUNCIL RATES: \$1167.10 per annum approx. OWNERS CORPORATION: \$1600.00 per annum approx. POTENTIAL RENT: \$350.00 - \$380.00 per week approx.

Comparable Properties



2/13 Walker St MURRUMBEENA 3163 (REI/VG)

2 1 1

Price: \$707,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 4
Property Type: Villa

Agent Comments

Boutique block of 4. Modern exterior and neat presentation



5/244 Koornang Rd CARNEGIE 3163 (REI)

2 1 1

Price: \$689,000
Method: Private Sale
Date: 24/06/2017
Rooms: 4
Property Type: Unit

Agent Comments

Neatly presented, north facing lounge, partially covered paved courtyard



4/34 Moonya Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: \$667,500
Method: Private Sale
Date: 24/04/2017
Rooms: 5
Property Type: Unit

Agent Comments

Rear of four units. North facing living / meals and courtyard, extra wide garage and ducted heating.

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

2/2-4 Moonya Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$705,000

Unit

X

Suburb

Carnegie

Period - From

01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

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
2/13 Walker St MURRUMBEENA 3163	\$707,000	08/04/2017
5/244 Koornang Rd CARNEGIE 3163	\$689,000	24/06/2017
4/34 Moonya Rd CARNEGIE 3163	\$667,500	24/04/2017