### Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/2 Maroona Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	e consumer.vic.go	ov.au/underquo	oting				
Single price	e \$330,000							
Median sale price								
Median price	\$610,000	Property Type	Unit	Suburb	Carnegie			
Period - From	17/07/2024	to 16/07/2025	5 S	ource 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 sixmonths 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	4/21 Hobart Rd MURRUMBEENA 3163	\$345,000	01/02/2025
2	1/4 Holloway St ORMOND 3204	\$320,000	24/01/2025
3			

OR

**B**<sup>\*</sup> 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:

17/07/2025 13:24



6/2 Maroona Road, Carnegie Vic 3163

# woodards





Rooms: 3 Property Type: Flat Land Size: 1079.6 sqm approx Agent Comments Ruth Roberts 9572 1666 0409 214 110 rroberts@woodards.com.au

Indicative Selling Price \$330,000 Median Unit Price 17/07/2024 - 16/07/2025: \$610,000

# **Comparable Properties**

Barry Plant	4/21 Hobart Rd MURRUMBEENA 3163 (VG) 1 → Control - Price: \$345,000 Method: Sale Date: 01/02/2025 Property Type: Strata Unit/Flat	Agent Comments
	1/4 Holloway St ORMOND 3204 (REI/VG)   1 1   1 1   Price: \$320,000   Method: Private Sale   Date: 24/01/2025   Property Type: Apartment   Land Size: 54 sqm approx	Agent Comments

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.

#### Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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