

# 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

104/9 Morton Avenue, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000

&

\$470,000

### Median sale price

Median price \$708,000

Property Type Unit

Suburb Carnegie

Period - From 01/10/2020

to

30/09/2021

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	104/2 Morton Av CARNEGIE 3163	\$480,000	04/11/2021
2	5/82-84 Coorigil Rd CARNEGIE 3163	\$465,000	16/12/2021
3	204/9 Morton Av CARNEGIE 3163	\$450,000	30/11/2021

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:

07/01/2022 13:54



 2  1  1

**Rooms:** 5  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$430,000 - \$470,000

**Median Unit Price**

Year ending September 2021: \$708,000

## Comparable Properties



**104/2 Morton Av CARNEGIE 3163 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$480,000

**Method:** Auction Sale

**Date:** 04/11/2021

**Property Type:** Apartment



**5/82-84 Coorrigil Rd CARNEGIE 3163 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 16/12/2021

**Property Type:** Apartment



**204/9 Morton Av CARNEGIE 3163 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 30/11/2021

**Property Type:** Apartment