

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

1/23 Rosstown Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$1,149,000

Median sale price

Median price

\$1,620,500

Property Type

House

Suburb

Carnegie

Period - From

01/10/2022

to

30/09/2023

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	52a Wornack Rd CARNEGIE 3163	\$1,220,000	21/10/2023
2	1/207 Neerim Rd CARNEGIE 3163	\$1,160,000	19/08/2023
3	1 Truganini Rd CARNEGIE 3163	\$1,090,000	30/07/2023

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:

29/10/2023 10:55

1/23 Rosstown Road, Carnegie Vic 3163

**Jellis
Craig**

Andrew Panagopoulos

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Indicative Selling Price

\$1,149,000

Median House Price

Year ending September 2023: \$1,620,500



3 1 1

Property Type: House (Res)

Land Size: 265 sqm approx

Agent Comments

Comparable Properties



52a Wornack Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 2

Price: \$1,220,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House



1/207 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 3

Price: \$1,160,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Unit

Land Size: 282 sqm approx



1 Truganini Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$1,090,000

Method: Auction Sale

Date: 30/07/2023

Property Type: Unit

Land Size: 214 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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