

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

303/8 Elliott Avenue, Carnegie Vic 3163

Indicative selling price

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

Single price \$379,000

Median sale price

Median price \$637,000

Property Type Unit

Suburb Carnegie

Period - From 01/10/2023

to 30/09/2024

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	305/6 Morton Av CARNEGIE 3163	\$390,000	25/07/2024
2	202/253 Waverley Rd MALVERN EAST 3145	\$395,000	29/06/2024
3	203/1100 Dandenong Rd CARNEGIE 3163	\$400,000	13/06/2024

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:

29/10/2024 16:38



Property Type: Apartment

Comparable Properties

305/6 Morton Av CARNEGIE 3163 (VG)

Agent Comments



Price: \$390,000

Method: Sale

Date: 25/07/2024

Property Type: Strata Unit/Flat



202/253 Waverley Rd MALVERN EAST 3145 (VG)

Agent Comments



Price: \$395,000

Method: Sale

Date: 29/06/2024

Property Type: Strata Unit/Flat



203/1100 Dandenong Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 13/06/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500