

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	103/14 Elliott Avenue Carnegie, 3163
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Indicative selling price

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

Single price	\$579,000.00
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Median sale price

Median price	\$635,000.00	Property Type	APARTMENT	Suburb	CARNEGIE
Period - From	01-Mar-2021	to	28-Feb-2022	Source	CORELOGIC

Comparable property sales

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	101/14 Elliott Avenue, Carnegie	\$600,000.00	10-Jan-2022
2	202/ 14 Elliott Avenue, Carnegie	\$600,000.00	18-Jan-2022
3	304/92 Mimosa Road Carnegie	\$590,000.00	15-Jan-2022

This statement of information was prepared on 11-Jul-2022 at 7:27:09 PM EST