

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 101/3-9 Elliott Avenue, Carnegie VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$649,000

Median sale price

Median price \$680,000 Property type Unit Suburb Ormond

Period - From 01/04/2019 to 31/03/2020 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	1/17 Elliott Avenue, Carnegie 3163	\$690,000	20/02/2020
2	802/16 Woorayl St, Carnegie 3163	\$685,000	27/02/2020
3	502/178 Koornang Road, Carnegie 3163	\$680,000	29/02/2020

This Statement of Information was prepared on: 22/04/2020