

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

201/6 MORTON 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

or range
between

\$415,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

203/3 MORTON AVENUE CARNEGIE VIC 3163	\$441,000	25-Jul-22
104/9 MORTON AVENUE CARNEGIE VIC 3163	\$430,000	09-Aug-22
105/9 MORTON AVENUE CARNEGIE VIC 3163	\$424,000	25-Aug-22

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 6 months.

This Statement of Information was prepared on: 29 August 2022

**203/3 MORTON AVENUE
CARNEGIE VIC 3163**

 2  1  1

Sold Price

\$441,000

Sold Date

25-Jul-22

Distance

0.03km



**104/9 MORTON AVENUE
CARNEGIE VIC 3163**

 2  1  1

Sold Price

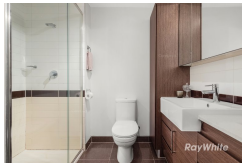
^{RS} **\$430,000** ^{UN}

Sold Date

09-Aug-22

Distance

0.06km



**105/9 MORTON AVENUE
CARNEGIE VIC 3163**

 2  1  1

Sold Price

\$424,000

Sold Date

25-Aug-22

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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