

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 103/39 Rosstown Rd, 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 \$435,000 or range between - & -

Median sale price

(*Delete house or unit as applicable)

Median price \$695,000 ~~*House~~ *Unit X Suburb Carnegie

Period - From 01/10/2020 to 31/12/2020 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
201/39 Rosstown Rd CARNEGIE 3163	\$487,000	14/01/2021
102/39 Rosstown Rd CARNEGIE 3163	\$472,000	10/12/2020
3/6 Rigby Av CARNEGIE 3163	\$450,000	01/12/2020

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.~~