

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

2/46 Rosanna Street, Carnegie Vic 3163

Indicative selling price

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

Single price \$267,500

Median sale price

Median price \$680,000

Property Type Unit

Suburb Carnegie

Period - From 01/01/2021

to 31/12/2021

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 | 4/46 Rosanna St CARNEGIE 3163 | \$270,000 | 15/02/2022 |
| 2 | 6/123 Grange Rd GLEN HUNTLY 3163 | \$270,000 | 08/12/2021 |
| 3 | 4/11 Waratah Av GLEN HUNTLY 3163 | \$265,000 | 15/11/2021 |

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:

23/03/2022 09:34

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 1  1  1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$267,500
Median Unit Price
Year ending December 2021: \$680,000

Comparable Properties



4/46 Rosanna St CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

Price: \$270,000
Method: Sold Before Auction
Date: 15/02/2022
Property Type: Apartment



6/123 Grange Rd GLEN HUNTLY 3163 (REI)

Agent Comments

 1  1  1

Price: \$270,000
Method: Private Sale
Date: 08/12/2021
Property Type: Apartment



4/11 Waratah Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 1  1  1

Price: \$265,000
Method: Private Sale
Date: 15/11/2021
Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014