

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 104/14-16 Elliott Ave, 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 \$609,000 or range between &

Median sale price

Median price \$695,000 Property type Unit Suburb Carnegie
Period - From 1/10/2020 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 or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | | Price | Date of sale |
|--------------------------------|--------------------------------------|-----------|--------------|
| 1 | 807/16 Woorayl St CARNEGIE 3163 | \$630,000 | 05/02/2021 |
| 2 | 104/60 Belgrave Rd MALVERN EAST 3145 | \$627,500 | 20/01/2021 |
| 3 | 303/14-16 Elliott Av CARNEGIE 3163 | \$616,000 | 24/02/2021 |

~~**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: 25/02/2021