

# 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

6/58 Rosstown Road, Carnegie 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$600,000 & \$660,000

## Median sale price

Median price \$634,500 Property type Apartment Suburb Carnegie

Period - From 01/01/2022 to 31/03/2022 Source R.E.I.V

## Comparable property sales

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
213/16 Woorayl Street, Carnegie 3163	\$600,000	24/02/2022
1/181 Neerim Road, Carnegie 3163	\$640,000	30/04/2022
201/28 Jersey Parade, Carnegie 3163	\$663,000	03/02/2022

This Statement of Information was prepared on: 16/5/2022