

8/45 Rosstown Road, Carnegie Vic 3163



 2  1  1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$465,000

**Median Unit Price**  
Year ending March 2017: \$575,000

## Comparable Properties



**6/43 Rosstown Rd CARNEGIE 3163 (VG)**

**Agent Comments**

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**Price:** \$475,000  
**Method:** Sale  
**Date:** 20/02/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**1/75 Lillimur Rd ORMOND 3204 (REI/VG)**

**Agent Comments**

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**Price:** \$475,000  
**Method:** Auction Sale  
**Date:** 19/11/2016  
**Rooms:** 3  
**Property Type:** Flat



**2/22 Kokaribb Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

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**Price:** \$465,000  
**Method:** Auction Sale  
**Date:** 11/02/2017  
**Rooms:** 3  
**Property Type:** Apartment

## 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

8/45 Rosstown Road, Carnegie Vic 3163

#### Indicative selling price

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

Single price

\$465,000

#### Median sale price

Median price

\$575,000

Unit

X

Suburb

Carnegie

Period - From

01/04/2016

to

31/03/2017

Source

REIV

#### Comparable property sales

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
6/43 Rosstown Rd CARNEGIE 3163	\$475,000	20/02/2017
1/75 Lillimur Rd ORMOND 3204	\$475,000	19/11/2016
2/22 Kokaribb Rd CARNEGIE 3163	\$465,000	11/02/2017