

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

303/3 MORTON AVENUE 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 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

401/3 MORTON AVENUE CARNEGIE VIC 3163	\$512,800	06-Sep-21
101/2 MORTON AVENUE CARNEGIE VIC 3163	\$555,000	05-Dec-21
11/24 WOORAYL STREET CARNEGIE VIC 3163	\$545,000	22-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 22 March 2022



401/3 MORTON AVENUE CARNEGIE VIC 3163

2 1 1

Sold Price

\$512,800

Sold Date

06-Sep-21

Distance

-



101/2 MORTON AVENUE CARNEGIE VIC 3163

2 2 1

Sold Price

^{RS} **\$555,000** ^{UN}

Sold Date

05-Dec-21

Distance

0.02km



11/24 WOORAYL STREET CARNEGIE VIC 3163

2 1 1

Sold Price

\$545,000

Sold Date

22-Oct-21

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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