

# 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 2/44 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) (\*Delete single price or range as applicable)

Range between \$620,000 & \$680,000

## Median sale price

Median price \$642,500 Property type Apartment Suburb Carnegie

Period - From 01/07/2024 to 30/09/2024 Source REIV

## Comparable property sales

**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. 3/44 Rosstown Road, Carnegie VIC 3163	\$625,000	09/07/2024
2. 9/314 Neerim Road, Carnegie VIC 3163	\$665,000	20/07/2024
3. 3/69 Tranmere Avenue, Carnegie VIC 3163	\$665,000	23/08/2024

This Statement of Information was prepared on: 11/11/2024