

**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 4/58 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)

Range between \$500,000 &amp; \$550,000

**Median sale price**

Median price \$620,000

Unit X

Suburb Carnegie

Period - From 01/01/2017 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
9/13 Maroona Rd CARNEGIE 3163	\$541,500	06/05/2017
5/4 Kokaribb Rd CARNEGIE 3163	\$520,000	25/02/2017
3/13 Emily St CARNEGIE 3163	\$510,000	04/03/2017