

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 4/17 Elliott Avenue, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price - or range between \$850,000 & \$935,000

Median sale price

Median price \$655,000 Property type Unit Suburb Carnegie

Period - From 01/07/2022 to 30/09/2022 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	2/59 Coorigil Road, Carnegie 3163	\$990,000	05/10/2022
2	1/17 Jersey Pde, Carnegie 3163	\$955,000	08/10/2022
3	4/372 Neerim Road, Carnegie 3163	\$940,000	17/09/2022

This Statement of Information was prepared on: 21/10/2022