

# 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 104/3-9 Elliott Ave, 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 - or range between \$590,000 & \$640,000

## Median sale price

Median price \$617,500 Property type Unit Suburb Carnegie  
Period - From 25/10/2022 to 24/10/2022 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	1202/16 Woorayl St, Carnegie 3163	\$690,000	18/09/2022
2	409/16 Woorayl St, Carnegie 3163	\$670,000	15/09/2022
3	7/332 Neerim Road, Carnegie 3163	\$657,000	15/09/2022

This Statement of Information was prepared on: 25/10/2022