

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

2/11 ROSSTOWN ROAD 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Apr 2023

to

31 Mar 2024

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

8/13 ROSSTOWN ROAD CARNEGIE VIC 3163	\$475,000	30-Jan-24
7/10 ROSSTOWN ROAD CARNEGIE VIC 3163	\$417,500	17-Jan-24
5/16 REPTON ROAD MALVERN EAST VIC 3145	\$540,000	08-Feb-24

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: 10 April 2024



8/13 ROSSTOWN ROAD CARNEGIE VIC 3163 Sold Price

^{RS} **\$475,000** Sold Date **30-Jan-24**

2 2 1

Distance **0.02km**



7/10 ROSSTOWN ROAD CARNEGIE VIC 3163 Sold Price

\$417,500 Sold Date **17-Jan-24**

2 1 1

Distance **0.06km**



5/16 REPTON ROAD MALVERN EAST VIC 3145 Sold Price

^{RS} **\$540,000** ^{UN} Sold Date **08-Feb-24**

2 1 -

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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