

## 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

402/3 MORTON AVENUE 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)

Single Price

or range  
between

\$470,000

&

\$517,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Feb 2024

to

31 Jan 2025

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

202/9 MORTON AVENUE CARNEGIE VIC 3163	\$500,000	14-Dec-24
204/405 NEERIM ROAD CARNEGIE VIC 3163	\$468,000	05-Oct-24
201/13 MAROONA ROAD CARNEGIE VIC 3163	\$512,500	16-Sep-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: 26 February 2025

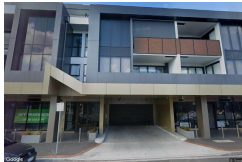


**202/9 MORTON AVENUE  
CARNEGIE VIC 3163**

2 1 1

Sold Price **\$500,000** Sold Date **14-Dec-24**

Distance **0.09km**



**204/405 NEERIM ROAD CARNEGIE  
VIC 3163**

2 1 1

Sold Price **\$468,000** Sold Date **05-Oct-24**

Distance **0.75km**



**201/13 MAROONA ROAD  
CARNEGIE VIC 3163**

2 1 1

Sold Price **\$512,500** Sold Date **16-Sep-24**

Distance **0.93km**

RS = Recent sale      UN = Undisclosed Sale

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