

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 4/46 Rosanna Street, Carnegie

Indicative selling price

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

Single price \$ or range between \$250,000 & \$270,000

Median sale price

Median price \$706,000 Property type Unit Suburb Carnegie

Period - From 01/07/2021 to 30/09/2021 Source REIV

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 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. 3/2 Maroona Road, Carnegie	\$ 275,000	11/11/2021
2. 6/123 Grange Road, Glen Huntly	\$270,000	08/12/2021
3. 5/34 Royal Avenue, Glen Huntly	\$265,000	20/11/2021

This Statement of Information was prepared on: Thursday 20th January 2022