

# 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 5/11 Rosstown Road, Carnegie Victoria 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price N/A or range between \$390,000 & \$425,000

## Median sale price

Median price \$635,000 Property type APARTMENT Suburb CARNEGIE

Period - From 01/01/2022 to 31/03/2022 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. 7/8 Tattenham Street, Caulfield East, 3145	\$439,000	22/02/2022
2. 10/71-73 Coorigil Rd, CARNEGIE 3163	\$410,000	09/04/2022
3. 7/54 Moonya Rd, CARNEGIE 3163	\$390,000	19/01/2022

This Statement of Information was prepared on: 15/06/2022