

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 201/14-16 Elliott Ave, Carnegie

Indicative selling price

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

\$580,000

&

\$600,000

Median sale price

Median price \$690,000 Property type UNIT Suburb Carnegie

Period - From 01/10/2019 to 30/09/2020 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
206/8 Elliott Ave, Carnegie VIC 3163	\$630,000	23/07/2020
205/8 Elliott Ave, Carnegie VIC 3163	\$618,000	25/06/2020
14/8 Waratah Ave, Glen Huntly VIC 3163	\$600,000	12/07/2020

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 six months.~~

This Statement of Information was prepared on: 20/10/2020