

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 209/8 ELLIOTT AVENUE, CARNEGIE VIC 3163

Indicative selling price

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

Single price: \$545,000

Median sale price

Median price \$610,000 Property type UNITS Suburb CARNEGIE VIC 3163
Period – From 01/02/2021 to 01/02/2022 Source www.realestate.com.au

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

11/24 WOORAYL STREET, CARNEGIE VIC 3163	\$545,000	22/10/2021
17/15 TRUGANINI ROAD, CARNEGIE VIC 3163	\$582,500	24/09/2021
1/9 PARK AVENUE, GLEN HUNTLY VIC 3163	\$567,500	13/12/2021

This Statement of Information was prepared on:

24th February 2022