

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
 Including suburb and
 postcode 24a Rosanna Street, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

Single Price \$1,319,000

Median sale price

(*Delete house or unit as applicable)

Median price \$640,000

*House ☐

*unit ☒

Suburb
 or locality Carnegie

Period - From 01/07/2017 to 30/09/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
712 North Rd ORMOND 3204	\$1,260,000	23/11/2017
1/53 Leila Rd ORMOND 3204	\$1,282,000	30/10/2017
2/3 Milton St CARNEGIE 3163	\$1,333,000	02/09/2017