

# 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  
Including suburb and  
postcode

7/6 Rosstown Road, Carnegie Vic 3163

### Indicative selling price

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

Single price \$500,000

### Median sale price

Median price \$637,000

Property Type Unit

Suburb Carnegie

Period - From 01/10/2023

to 30/09/2024

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	5/21 Shepparson Av CARNEGIE 3163	\$480,000	29/09/2024
2	7/4 Kokaribb Rd CARNEGIE 3163	\$530,000	07/09/2024
3	5/4 Rigby Av CARNEGIE 3163	\$502,500	19/07/2024

**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:

21/10/2024 10:57



**Property Type:** Apartment

**Land Size:** 74 sqm approx

Agent Comments

## Comparable Properties



**5/21 Shepparson Av CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$480,000

**Method:** Auction Sale

**Date:** 29/09/2024

**Property Type:** Apartment



**7/4 Kokaribb Rd CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$530,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** Apartment



**5/4 Rigby Av CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$502,500

**Method:** Private Sale

**Date:** 19/07/2024

**Property Type:** Apartment