

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

401/2 Morton Avenue, Carnegie Vic 3163

Indicative selling price

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

Single price

\$570,000

Median sale price

Median price

\$708,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/10/2020

to

30/09/2021

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	203/253 Neerim Rd CARNEGIE 3163	\$582,000	04/11/2021
2	26/4 William St MURRUMBEENA 3163	\$567,500	18/11/2021
3	303/332 Neerim Rd CARNEGIE 3163	\$550,000	30/10/2021

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:

02/12/2021 12:22



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$570,000

Median Unit Price

Year ending September 2021: \$708,000

Comparable Properties



203/253 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$582,000

Method: Private Sale

Date: 04/11/2021

Property Type: Apartment



26/4 William St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$567,500

Method: Auction Sale

Date: 18/11/2021

Property Type: Apartment



303/332 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 30/10/2021

Property Type: Apartment