

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 2/43 Rosstown Road 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 \$ or range between \$480,000 & \$520,000

Median sale price

Median price \$695,000 Property type Unit Suburb Carnegie

Period - From 1/10/2020 to 30/01/2021 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. 7/3 Yendon Road Carnegie VIC 3163	\$ 519,000	23-Jan-2021
2. 1/60 Mimosa Road Carnegie VIC 3163	\$ 492,500	28-Oct-2020
3. 39 Rosstown Road Carnegie VIC 3163	\$ 487,000	14-Jan-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: 02/02/2021