

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

303/2 Morton Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Carnegie

Period - From 01/10/2024 to 31/12/2024 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	208/3 Elliott Av CARNEGIE 3163	\$630,000	13/02/2025
2	5/1044 Glen Huntly Rd CAULFIELD SOUTH 3162	\$620,000	16/11/2024
3	112/41 Murrumbeena Rd MURRUMBEENA 3163	\$590,000	30/10/2024

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:

18/03/2025 10:46



 2
  2
  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

December quarter 2024: \$650,000

Comparable Properties



208/3 Elliott Av CARNEGIE 3163 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$630,000

Method: Private Sale

Date: 13/02/2025

Property Type: Apartment



5/1044 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$620,000

Method: Auction Sale

Date: 16/11/2024

Property Type: Apartment



112/41 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG) Agent Comments

 2
  2
  2

Price: \$590,000

Method: Private Sale

Date: 30/10/2024

Property Type: Unit

Account - Thomson | P: 03 95098244 | F: 95009693



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