

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

9/45 Rosstown Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/07/2019

to

30/09/2019

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	22/1162-1164 Dandenong Rd, Carnegie, Vic 3163, Australia	\$615,000	16/08/2019
2	2/1192 Glen Huntly Rd GLEN HUNTLY 3163	\$615,000	05/10/2019
3	206/93 Truganini Rd CARNEGIE 3163	\$597,000	26/10/2019

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:

12/11/2019 15:58



Property Type:
Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

September quarter 2019: \$655,000

Comparable Properties



22/1162-1164 Dandenong Rd, Carnegie, Vic 3163, Australia (REI)

Agent Comments



Price: \$615,000

Method:

Date: 16/08/2019

Property Type: Apartment



2/1192 Glen Huntly Rd GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$615,000

Method: Auction Sale

Date: 05/10/2019

Property Type: Apartment



206/93 Truganini Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$597,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Apartment