Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/45 Rosstown Road, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$600,000		&		\$650,000			
Median sale price								
Median price	\$655,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ade	dress 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



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Property Type: Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price September quarter 2019: \$655,000

Comparable Properties



Agent Comments



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



Price: \$615,000 Method: Auction Sale Date: 05/10/2019 Property Type: Apartment

Price: \$615,000 Method:

Date: 16/08/2019

Property Type: Apartment



206/93 Truganini Rd CARNEGIE 3163 (REI)

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Agent Comments

Agent Comments

Price: \$597,000 Method: Auction Sale Date: 26/10/2019 Property Type: Apartment

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Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.