

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 104/3-9 Elliott Avenue, 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)

A range between

\$610,000

&

\$630,000

Median sale price

Median price \$678,000

Property type Unit

Suburb Carnegie

Period - From 01/01/2020

to 31/03/2020

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 2/1204 Glen Huntly Rd GLEN HUNTLY 3163 | \$615,000 | 08/02/2020 |
| 2 104/9-10 Railway Pde MURRUMBEENA 3163 | \$610,000 | 14/03/2020 |
| 3 302/18 Etna Street GLEN HUNTLY 3163 | \$637,000 | 22/03/2020 |

This Statement of Information was prepared on: 21/5/2020

Vendor

Date