

## 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

8/8 ROSSTOWN ROAD CARNEGIE VIC 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

### 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 6 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

5/11 ROSSTOWN ROAD CARNEGIE VIC 3163	\$430,000	05-Jul-22
7/198 GRANGE ROAD CARNEGIE VIC 3163	\$440,000	04-Jun-22
6/32 ROYAL AVENUE GLEN HUNTLY VIC 3163	\$454,000	03-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 25 July 2022



**5/11 ROSSTOWN ROAD CARNEGIE  
VIC 3163**

Sold Price

<sup>RS</sup> **\$430,000**

Sold Date

**05-Jul-22**

2

1

1

Distance

**0.07km**



**7/198 GRANGE ROAD CARNEGIE  
VIC 3163**

Sold Price

**\$440,000**

Sold Date

**04-Jun-22**

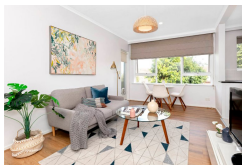
2

1

1

Distance

**1.34km**



**6/32 ROYAL AVENUE GLEN  
HUNTLY VIC 3163**

Sold Price

**\$454,000**

Sold Date

**03-Jun-22**

2

1

1

Distance

**1.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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