

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

214/9 Morton Avenue, Carnegie Vic 3163

Indicative selling price

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

Single price

\$400,000

Median sale price

Median price

\$705,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/04/2020

to

31/03/2021

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	103/9 Morton Av CARNEGIE 3163	\$435,000	25/02/2021
2	308/9 Morton Av CARNEGIE 3163	\$420,000	19/03/2021
3			

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:

12/05/2021 16:31



2
 1
 1

Property Type: Apartment

Agent Comments

If you're a lifestyle loving first home buyer or savvy investor, nothing could be finer than this stylish two-bedroom apartment on the cusp of Carnegie's dynamic shopping and dining precinct. Tucked away for peace and privacy in a secure low rise building, impeccably presented accommodation features two bright bedrooms with BIRs, stone topped kitchen (gas stovetop) and bathroom, a spacious northern living domain and a deep undercover balcony. Includes full Euro laundry, split heating/cooling, secure intercom entry, lift, basement parking and storage cage.

Comparable Properties

**103/9 Morton Av CARNEGIE 3163 (REI/VG)**

Agent Comments

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 1

Price: \$435,000**Method:** Auction Sale**Date:** 25/02/2021**Property Type:** Apartment**308/9 Morton Av CARNEGIE 3163 (VG)**

Agent Comments

2
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Price: \$420,000**Method:** Sale**Date:** 19/03/2021**Property Type:** Strata Unit/Flat

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.