

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

402/3 MORTON 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)

Single Price

or range
between

\$498,000

&

\$547,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Carnegie

Period-from

01 Nov 2023

to

31 Oct 2024

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

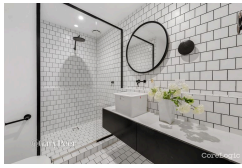
Date of sale

501/2 MORTON AVENUE CARNEGIE VIC 3163	\$560,000	02-Aug-24
301/6 MORTON AVENUE CARNEGIE VIC 3163	\$585,000	11-Aug-24
201/13 MAROONA ROAD CARNEGIE VIC 3163	\$512,500	16-Sep-24

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: 19 November 2024



**501/2 MORTON AVENUE
CARNEGIE VIC 3163**

2 2 1

Sold Price **\$560,000** Sold Date **02-Aug-24**

Distance **0.02km**



**301/6 MORTON AVENUE
CARNEGIE VIC 3163**

2 1 1

Sold Price **\$585,000** Sold Date **11-Aug-24**

Distance **0.03km**

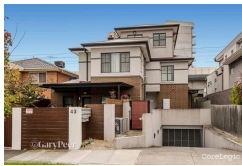


**201/13 MAROONA ROAD
CARNEGIE VIC 3163**

2 1 1

Sold Price **\$512,500** Sold Date **16-Sep-24**

Distance **0.93km**



**3/43 ROSSTOWN ROAD
CARNEGIE VIC 3163**

2 1 1

Sold Price **\$550,000** Sold Date **29-May-24**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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