

Statement of Information

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	101/9 Morton Avenue Carnegie, 3163
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Indicative selling price

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

Single price	\$449,000
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Median sale price

Median price	\$670,000	Property Type	UNIT	Suburb	CARNEGIE
Period - From	01-Jul-2023	to	30-Jun-2024	Source	Corelogic

Comparable property sales

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	307/9 Morton Avenue, Carnegie	\$435,000	13-Jul-2024
2	2/11 Rosstown Road, Carnegie	\$450,000	08-Jul-2024
3	4/1 Rosstown Road, Carnegie	\$450,501	13-Apr-2024

This statement of information was prepared on 18-Jul-2024 at 12:23:28 PM EST