

## 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

7/3 MORTON AVENUE 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

\$400,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Carnegie

Period-from

01 Jan 2024

to

31 Dec 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

1/6 MORTON AVENUE CARNEGIE VIC 3163	\$415,000	15-Nov-24
305/6 MORTON AVENUE CARNEGIE VIC 3163	\$390,000	25-Jul-24
203/9 MORTON AVENUE CARNEGIE VIC 3163	\$415,000	27-Aug-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: 08 January 2025



## 1/6 MORTON AVENUE CARNEGIE VIC 3163

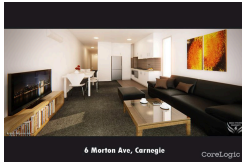
 1  1  1

Sold Price

<sup>RS</sup> **\$415,000**

Sold Date **15-Nov-24**

Distance **0.03km**



## 305/6 MORTON AVENUE CARNEGIE VIC 3163

 1  1  1

Sold Price

**\$390,000**

Sold Date **25-Jul-24**

Distance **0.03km**



## 203/9 MORTON AVENUE CARNEGIE VIC 3163

 2  1  1

Sold Price

**\$415,000**

Sold Date **27-Aug-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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