## 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

503/2 Morton Avenue, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$450,000		&		\$495,000			
Median sale pi	rice							
Median price	\$735,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	117/9 Morton Av CARNEGIE 3163	\$510,000	06/05/2025
2	106/1298 Glen Huntly Rd CARNEGIE 3163	\$465,000	05/05/2025
3	8/24 Woorayl St CARNEGIE 3163	\$520,000	12/04/2025

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:

21/05/2025 10:17



503/2 Morton Avenue, Carnegie Vic 3163



Myron Ching

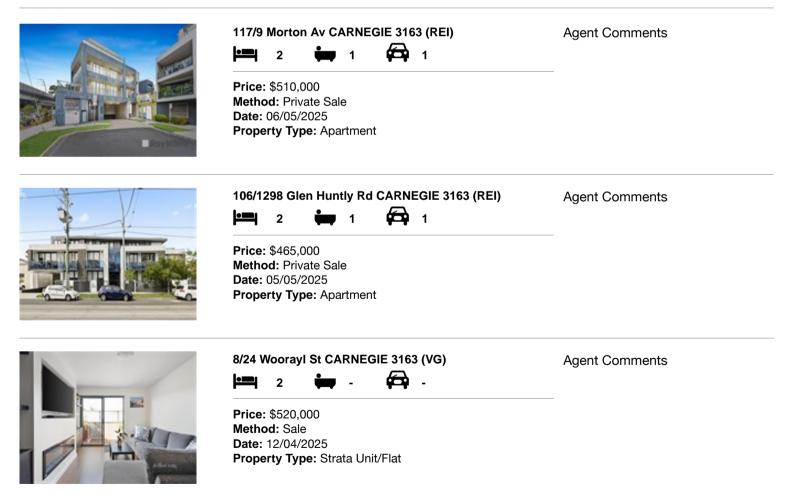


Property Type: Apartment

9573 6100 0431 262 955 myronching@jelliscraig.com.au

Indicative Selling Price \$450,000 - \$495,000 Median Unit Price March quarter 2025: \$735,000

# **Comparable Properties**



Account - Jellis Craig | P: 03 9593 4500



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