

# 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

1/23 Rosstown Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,618,000 Property Type House Suburb Carnegie

Period - From 01/07/2022 to 30/06/2023 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	78 Mimosa Rd CARNEGIE 3163	\$951,000	15/04/2023
2	4/53a Coorigil Rd CARNEGIE 3163	\$945,000	16/09/2023
3	2/67 Shepparson Av CARNEGIE 3163	\$935,000	06/07/2023

**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:

04/10/2023 09:20

1/23 Rosstown Road, Carnegie Vic 3163

**Jellis  
Craig**

Andrew Panagopoulos

9573 6100

0412 054 970

andrewpanagopoulos@jellisrcraig.com.au

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending June 2023: \$1,618,000



 3  1  1

**Property Type:** House

**Land Size:** 265 sqm approx

Agent Comments

## Comparable Properties



**78 Mimosa Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$951,000

**Method:** Auction Sale

**Date:** 15/04/2023

**Property Type:** House (Res)



**4/53a Coorrigil Rd CARNEGIE 3163 (REI)**

Agent Comments

 3  2  2

**Price:** \$945,000

**Method:** Private Sale

**Date:** 16/09/2023

**Property Type:** Townhouse (Single)



**2/67 Shepparson Av CARNEGIE 3163 (VG)**

Agent Comments

 2  -  -

**Price:** \$935,000

**Method:** Sale

**Date:** 06/07/2023

**Property Type:** Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9593 4500



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