

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.

Range between	\$450,000 & \$490,000
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Median sale price

Median price	\$669,000	Property Type	UNIT	Suburb	CARNEGIE
Period - From	01-Feb-2023	to	31-Jan-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	315/9 Morton Avenue, Canegie	\$484,000	20-Dec-2023
2	2/122-124 Mimosa Raod, Carnegie	\$488,000	28-Sep-2023
3	504/2 Morton Avenue, Carnegie	\$500,000	20-Dec-2023

This statement of information was prepared on 13-Feb-2024 at 2:28:08 PM EST