

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 110/3-9 Elliott Avenue, Carnegie VIC 3163

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$627,500 Property type Unit Suburb Carnegie

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales

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. 610/16 Woorayl Street, Carnegie VIC 3163 | \$630,000 | 20/12/2023 |
| 2. 302/112 Mimosa Road, Carnegie VIC 3163 | \$620,000 | 18/10/2023 |
| 3. 105/60 Belgrave Road, Malvern East VIC 3145 | \$619,000 | 13/01/2024 |

This Statement of Information was prepared on: 01/02/2024