

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

3/35 Rosstown Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$621,000 Property Type Unit Suburb Carnegie

Period - From 01/04/2023 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	210/276 Neerim Rd CARNEGIE 3163	\$392,500	04/09/2023
2	5/1100 Dandenong Rd CARNEGIE 3163	\$386,000	05/07/2023
3	202/6 Morton Av CARNEGIE 3163	\$360,000	04/05/2023

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:

11/09/2023 14:44



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



210/276 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$392,500

Method: Private Sale

Date: 04/09/2023

Property Type: Apartment



5/1100 Dandenong Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$386,000

Method: Auction Sale

Date: 05/07/2023

Property Type: Apartment

202/6 Morton Av CARNEGIE 3163 (VG)

Agent Comments



Price: \$360,000

Method: Sale

Date: 04/05/2023

Property Type: Strata Unit/Flat