

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

302/3 MORTON AVENUE CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

315/9 MORTON AVENUE CARNEGIE VIC 3163	\$484,000	20-Dec-23
8/184 NEERIM ROAD CARNEGIE VIC 3163	\$474,000	23-Mar-24
6/9 MAROONA ROAD CARNEGIE VIC 3163	\$492,500	24-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 17 June 2024



**315/9 MORTON AVENUE
CARNEGIE VIC 3163**

2 1 1

Sold Price **\$484,000** Sold Date **20-Dec-23**

Distance **0.08km**



**8/184 NEERIM ROAD CARNEGIE
VIC 3163**

2 1 1

Sold Price **\$474,000** Sold Date **23-Mar-24**

Distance **0.9km**



**6/9 MAROONA ROAD CARNEGIE
VIC 3163**

2 1 1

Sold Price **\$492,500** Sold Date **24-Feb-24**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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