

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

305/8 ELLIOTT 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Apr 2023

to

31 Mar 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

103/330 NEERIM ROAD CARNEGIE VIC 3163	\$578,000	14-Mar-24
14/314 NEERIM ROAD CARNEGIE VIC 3163	\$551,000	06-Dec-23
504/2 MORTON AVENUE CARNEGIE VIC 3163	\$500,000	20-Dec-23

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: 26 April 2024



103/330 NEERIM ROAD CARNEGIE VIC 3163 Sold Price ^{RS} **\$578,000** ^{UN} Sold Date **14-Mar-24**
 Distance **0.08km**

 2  2  1



14/314 NEERIM ROAD CARNEGIE VIC 3163 Sold Price **\$551,000** Sold Date **06-Dec-23**
 Distance **0.17km**

 2  1  1



504/2 MORTON AVENUE CARNEGIE VIC 3163 Sold Price **\$500,000** Sold Date **20-Dec-23**
 Distance **0.32km**

 2  2  1

RS = Recent sale **UN** = Undisclosed Sale

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