

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

36a Rosanna Street, Carnegie Vic 3163

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,655,000

Property Type

House

Suburb

Carnegie

Period - From

01/01/2023

to

31/12/2023

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	2/6 Mernda Av CARNEGIE 3163	\$1,505,000	28/10/2023
2	2a Belvoir Ct MURRUMBEENA 3163	\$1,465,000	02/12/2023
3			

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:

18/03/2024 09:35



3 2 2

Property Type: Townhouse

Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending December 2023: \$1,655,000

Comparable Properties



2/6 Mernda Av CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,505,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)



2a Belvoir Ct MURRUMBEENA 3163 (REI/VG)

Agent Comments

4 3 2

Price: \$1,465,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

Land Size: 242 sqm approx

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.