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

4/27 Elliott Avenue, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$330,000		&		\$350,000			
Median sale p	rice							
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	5/24 Margaret St CARNEGIE 3163	\$325,000	06/02/2024
2	4/20 Emily St CARNEGIE 3163	\$320,000	19/01/2024
3	8/9 Poplar Gr CARNEGIE 3163	\$310,000	09/03/2024

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:

23/04/2024 17:56









Rooms: 2 Property Type: Apartment Agent Comments Indicative Selling Price \$330,000 - \$350,000 Median Unit Price Year ending March 2024: \$625,000

Comparable Properties



5/24 Margaret St CARNEGIE 3163 (REI/VG)



Price: \$325,000 Method: Private Sale Date: 06/02/2024 Property Type: Apartment

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4/20 Emily St CARNEGIE 3163 (VG)

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Price: \$320,000 Method: Sale Date: 19/01/2024 Property Type: Strata Unit/Flat



8/9 Poplar Gr CARNEGIE 3163 (REI)



Price: \$310,000 Method: Private Sale Date: 09/03/2024 Property Type: Apartment Agent Comments

Agent Comments

Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



propertydata

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