Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

1.6.196 201.10611 4000,000	Range between	\$500,000	&	\$550,000
----------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$625,000	Pro	perty Type U	nit		Suburb	Carnegie
Period - From	01/04/2023	to	31/03/2024	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	6/12 Maroona Rd CARNEGIE 3163	\$558,000	12/04/2024
2	1/58 Rosstown Rd CARNEGIE 3163	\$538,000	25/11/2023
3	11/22 Roseberry Gr GLEN HUNTLY 3163	\$517,000	16/12/2023

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:	17/04/2024 11:15



Date of sale



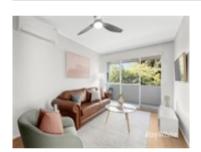
Myron Ching 9573 6100 0431 262 955 myronching@jelliscraig.com.au

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending March 2024: \$625,000



Property Type: Apartment Land Size: 72 sqm approx **Agent Comments**

Comparable Properties



6/12 Maroona Rd CARNEGIE 3163 (REI)





Price: \$558,000

Method: Sold Before Auction

Date: 12/04/2024

Property Type: Apartment

Agent Comments



1/58 Rosstown Rd CARNEGIE 3163 (REI/VG)

-2





Price: \$538,000 Method: Auction Sale Date: 25/11/2023

Property Type: Apartment

Agent Comments



11/22 Roseberry Gr GLEN HUNTLY 3163

(REI/VG) **--** 2





Price: \$517,000 Method: Auction Sale Date: 16/12/2023

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500



