

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

504/2 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,500

Property type

Unit

Suburb

Carnegie

Period-from

01 Aug 2022

to

31 Jul 2023

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

201/1298 GLEN HUNTLY ROAD CARNEGIE VIC 3163	\$655,000	01-Jul-23
106/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$538,000	01-Jun-23
106/17 ELLIOTT AVENUE CARNEGIE VIC 3163	\$655,000	28-Jun-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: 01 August 2023

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**201/1298 GLEN HUNTLY ROAD
CARNEGIE VIC 3163**

 2  2  1

Sold Price

^{RS} **\$655,000**

Sold Date

01-Jul-23

Distance

0.76km



**106/1060 DANDENONG ROAD
CARNEGIE VIC 3163**

 2  2  1

Sold Price

\$538,000

Sold Date

01-Jun-23

Distance

0.33km



**106/17 ELLIOTT AVENUE
CARNEGIE VIC 3163**

 2  2  1

Sold Price

^{RS} **\$655,000**

Sold Date

28-Jun-23

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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