Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	3/44 Rosstown Road, Carnegie Vic 3163
Including suburb and	_
postcode	

Indicative selling price

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

Range between \$560,000 & \$610,000	Range between	\$560,000	&	\$610,000
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Median sale price

Median price	\$625,000	Pro	perty Type Uni	t		Suburb	Carnegie
Period - From	01/04/2023	to	31/03/2024	Sc	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	3/8 Kokaribb Rd CARNEGIE 3163	\$620,000	29/02/2024
2	2/13 Etna St GLEN HUNTLY 3163	\$600,000	05/03/2024
3	203/16 Tranmere Av CARNEGIE 3163	\$600,000	29/02/2024

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:	04/07/2024 15:53



Date of sale











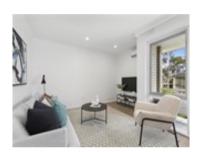
Property Type:

Divorce/Estate/Family Transfers Land Size: 1121 sqm approx

Agent Comments

Indicative Selling Price \$560,000 - \$610,000 **Median Unit Price** Year ending March 2024: \$625,000

Comparable Properties



3/8 Kokaribb Rd CARNEGIE 3163 (REI/VG)

-3





Price: \$620,000 Method: Private Sale Date: 29/02/2024

Property Type: Apartment

Agent Comments

2/13 Etna St GLEN HUNTLY 3163 (VG)

— 3





Price: \$600,000 Method: Sale Date: 05/03/2024

Property Type: Strata Unit/Flat

Agent Comments

203/16 Tranmere Av CARNEGIE 3163 (VG)

= 3



Price: \$600,000 Method: Sale Date: 29/02/2024

Property Type: Strata Unit/Flat

Agent Comments

Account - Cayzer | P: 03 9699 5999



