

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

3/44 Rosstown Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Carnegie

Period - From 01/04/2023 to 31/03/2024 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	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



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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)

Agent Comments

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

2/13 Etna St GLEN HUNTLY 3163 (VG)

Agent Comments

3 - -

Price: \$600,000
Method: Sale
Date: 05/03/2024
Property Type: Strata Unit/Flat

203/16 Tranmere Av CARNEGIE 3163 (VG)

Agent Comments

3 - -

Price: \$600,000
Method: Sale
Date: 29/02/2024
Property Type: Strata Unit/Flat

Account - Cayzer | P: 03 9699 5999