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	304/2 Morton Avenue, Carnegie Vic 3163

Indicative selling price

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

Single price	$580,000

Median sale price

Median price	$516,500	~~House~~		Unit	X	Suburb	Carnegie
Period - From	01/10/2017	to	30/09/2018	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	23/41 Murrumbeena Rd MURRUMBEENA 3163	$620,000	13/10/2018
2	11/81 Koornang Rd CARNEGIE 3163	$620,000	15/09/2018
3	201/16 Tranmere Av CARNEGIE 3163	$602,500	27/10/2018

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.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

304/2 Morton Avenue, Carnegie Vic 3163



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Rooms:
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$580,000
Median Unit Price
Year ending September 2018: $516,500

Comparable Properties



23/41 Murrumbeena Rd MURRUMBEENA 3163 (REI)

2 2 1

Price: $620,000
Method: Auction Sale
Date: 13/10/2018
Rooms: -
Property Type: Apartment

Agent Comments



11/81 Koornang Rd CARNEGIE 3163 (REI)

2 2 1

Price: $620,000
Method: Auction Sale
Date: 15/09/2018
Rooms: 3
Property Type: Apartment

Agent Comments



201/16 Tranmere Av CARNEGIE 3163 (REI)

2 2 1

Price: $602,500
Method: Auction Sale
Date: 27/10/2018
Rooms: 3
Property Type: Apartment

Agent Comments

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