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	5/6 Rosstown Road, Carnegie Vic 3163

Indicative selling price

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

Single price $448,500

Median sale price

Median price $595,000 Property Type Unit Suburb Carnegie

Period - From 01/01/2023 to 31/03/2023 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	8/8 Rosstown Rd CARNEGIE 3163	$435,000	28/02/2023
2			
3			

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: 30/05/2023 09:42

5/6 Rosstown Road, Carnegie Vic 3163



2 1

Rooms: 3
Property Type:
Flat/Unit/Apartment (Res)
Land Size: 850.225 sqm approx

Agent Comments

Indicative Selling Price
$448,500
Median Unit Price
March quarter 2023: $595,000

Comparable Properties



8/8 Rosstown Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $435,000
Method: Private Sale
Date: 28/02/2023
Property Type: Apartment

Agent Comments

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.

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433

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