

# 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

12/13 Rosstown Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$490,000

&

\$529,000

### Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Carnegie

Period - From

26/07/2020

to

25/07/2021

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	1/39 Rosstown Rd CARNEGIE 3163	\$542,500	17/04/2021
2	7/8 Rosstown Rd CARNEGIE 3163	\$510,000	27/03/2021
3	2/43 Rosstown Rd CARNEGIE 3163	\$520,000	17/03/2021

**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:

26/07/2021 17:06



**Property Type:** Apartment  
**Agent Comments**

## Comparable Properties



**1/39 Rosstown Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**



**Price:** \$542,500

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** Apartment



**7/8 Rosstown Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**



**Price:** \$510,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Apartment



**2/43 Rosstown Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**



**Price:** \$520,000

**Method:** Sold Before Auction

**Date:** 17/03/2021

**Rooms:** 3

**Property Type:** Apartment