

Rishi Thaker

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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

203/2 Belsize Avenue Carnegie VIC 3163

 1  1  1

## Indicative Selling Price

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

Range between \$350,000 & \$380,000

## Median Sale Price




\$560,000 Units in Carnegie between 01 Mar 2018 - 28 Feb 2019

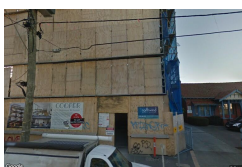
Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.






**6/3 Morton Avenue Carnegie VIC 3163** Sold Price **\$352,500** Sold Date **21-Jan-19**  
 1  1  1 Distance **0.14km**



**302/180 Koornang Road Carnegie VIC 3163** Sold Price **\$370,000** Sold Date **13-Oct-18**  
 1  1  1 Distance **0.27km**



**302/1B Kokaribb Road Carnegie VIC 3163** Sold Price **\$412,000** Sold Date **16-Nov-18**  
 1  1  1 Distance **0.29km**

RS = Recent sale      UN = Undisclosed Sale

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**2/35 Rosstown Road Carnegie VIC 3163** Sold Price <sup>RS</sup> **\$366,000** Sold Date **23-Feb-19**

 1  1  1

Distance **0.51km**

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