

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 7 Mernda Avenue, Carnegie 3163

Indicative selling price

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

Single price \$ or range between \$1,750,000 & \$1,870,000

Median sale price

Median price \$1,732,500 Property type House Suburb Carnegie

Period - From 01/01/2024 to 31/03/2024 Source R.E.I.V

Comparable property sales

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
20a Adelaide Street, Murrumbeena 3163	\$1,852,500	04/04/2024
15 Leamington Crescent Caulfield East 3145	\$1,750,000	04/05/2024
33a Tranmere Avenue, Carnegie 3163	\$1,835,000	21/02/2024

This Statement of Information was prepared on: 12/07/2024