

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

7 Porter Road, Carnegie Vic 3163

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,350,000

House

X

Suburb

Carnegie

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two 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.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------------|--------------|
| 10 Parton Ct CARNEGIE 3163 | \$1,455,000 | 01/06/2017 |
| 62 Morgan St CARNEGIE 3163 | \$1,455,000 | 22/04/2017 |
| 34 Hunter St CARNEGIE 3163 | \$1,390,000 | 20/05/2017 |