

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 33a Elimatta Road CARNEGIE 3163

Indicative selling price

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

Single price \$ or range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,775,000 Property type HOUSE Suburb CARNEGIE
Period - From 01/04/2021 to 30/06/2021 Source REIV

Comparable property sales

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
1/7 Wanalta road CARNEGIE 3163	\$1,450,000	16/07/2021
20 Vine Court BENTLEIGH EAST 3165	\$1,370,000	26/06/2021
10b Hunter Street CARNEGIE 3163	\$1,445,000	18/04/2021

This Statement of Information was prepared on: 28/07/2021