

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

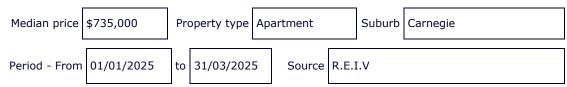
#### **Property offered for sale**

Address Including suburb and 3/33 Jersey Parade, Carnegie 3163 postcode

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$	or range between	\$540,000	&	\$580,000		

#### Median sale price



## **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
2/373 Koornang Road, Carnegie 3163	\$587,500	01/02/2025
8/405 Neerim Road, Carnegie 3163	\$540,000	23/02/2025
4/10 Kokaribb Road, Carnegie 3163	\$565,000	27/02/2025

This Statement of Information was prepared on: 15/04/2025