

# 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 3/88 Mimosa Road, CARNEGIE VIC 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,450,000

## Median sale price

Median price \$1,238,000 Property type Townhouse Suburb Carnegie

Period - From 03/04/2023 to 02/04/2024 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. 1/40 Brunel St MALVERN EAST 3145	\$1,549,000	06/03/2024
2. 1/16 Woodville Av GLEN HUNTLY 3163	\$1,450,000	16/11/2023
3. 8 Culma Street GLEN HUNTLY 3163	\$1,535,000	24/02/2024

This Statement of Information was prepared on: 23/04/2024