

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 1/29-31 Jersey Parade, Carnegie

Indicative selling price

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

Single price or range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,058,500 Property type Townhouse Suburb Carnegie
Period - From 16/06/2021 to 15/06/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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. 83 Truganini Rd CARNEGIE 3163	\$1,450,000	08/03/2022
2. 12a James St GLEN HUNTLY 3163	\$1,433,000	30/04/2022
3. 2/20 Wallace Ave MURRUMBEENA	\$1,430,000	04/03/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 16/06/2022