

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

roperty offered	for sale								
Address Including suburb and postcode	2/23 St Huberts	Rd Carne	egie VIC 316	3					
indicative selling	price								
or the meaning of this pplicable)	price see consu	mer.vic.	.gov.au/un	derquo	ting (*I	Delete sin	gle price or	range as	
Single price	\$949,000	(or range be	tween		-	&	-	
dedian sale price									
Median price	rice \$706,000 Property type UNIT					Subu	Suburb Carnegie		
Period - From	01/07/2021	to 30	0/09/2021	So	ource R	REIV			
			· ·						
Comparable prop	erty sales (*Delete		 elow a					
* These are the t	hree properties e estate agent o	sold wit	e A or B b	ometre	s applies of the	icable) e property			
* These are the t months that the property for sa	hree properties e estate agent d le.	sold wit	e A or B b	ometre	s applies of the	icable) e property	nost compa		
* These are the t months that th property for sa Address of comparal	hree properties e estate agent d le. ble property	sold wit or agent	e A or B b	ometre	s applies of the	icable) e property ers to be n	nost compa	rable to the	
* These are the tomonths that the property for sa Address of comparated 1 5/244 Koornang Roa	hree properties e estate agent of le. ble property ad, Carnegie 31	sold with a sold w	e A or B b	ometre	s applies of the	icable) e property ers to be n Pric	nost compa	Date of sale	
* These are the t months that th property for sa Address of comparal	hree properties e estate agent de. ble property ad, Carnegie 31 Caulfield South	sold with a sold w	e A or B b	ometre	s applies of the	property sers to be n	ce 0,000	Date of sale 17/10/2021	
* These are the tomonths that the property for sa Address of comparal 1 5/244 Koornang Roa 2 2/203 Booran Road, 3 2/32 Hobart Road,	hree properties e estate agent de. ble property ad, Carnegie 31 Caulfield South	sold with a sold w	e A or B b	ometre	s applies of the	property sers to be n	ce 0,000	Date of sale 17/10/2021 14/11/2021	
* These are the tomonths that the property for sa Address of comparal 1 5/244 Koornang Roa 2 2/203 Booran Road, 3 2/32 Hobart Road, OR * The estate age	hree properties e estate agent de. ble property ad, Carnegie 31 Caulfield South	sold with pragent 63 and 3162 spresente	e A or B b thin two kil 's represer	ometre	s applies of the consider	property sers to be n Price \$95 \$94 \$93	oe 0,000 0,000 8,000	Date of sale 17/10/2021 14/11/2021 10/11/2021 e-comparable	