

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

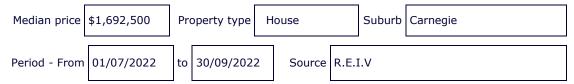
| Address | |
|----------------------|-----------------------------------|
| Including suburb and | 9 Craigavad Street, Carnegie 3163 |
| postcode | |

Indicative selling price

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

Single price \$ or range between \$1,450,000 & \$1,550,000

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 |
|-------------------------------------|-------------|--------------|
| 24 Holywood Grove, Carnegie 3163 | \$1,530,000 | 19/11/2022 |
| 81 Darling Road, Malvern East 3145 | \$1,520,000 | 29/10/2022 |
| 25 Railway Parade, Murrumbeena 3163 | \$1,412,000 | 15/10/2022 |

This Statement of Information was prepared on: 20/11/2022