

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 2/1 Murrumbeena road CARNEGIE VIC 3163

Indicative selling price

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

\$700,000

&

\$750,000

Median sale price

Median price \$695,000

Property type UNIT

Suburb CARNEGIE

Period - From 01/10/2020

to 31/12/2020

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
3/66 Grange Road CARNEGIE 3163	\$746,000	28/11/2020
3/20 Kokaribb road CARNEGIE 3163	\$745,000	15/11/2020
11/40 Coorigil Road CARNEGIE 3163	\$702,000	17/10/2020

This Statement of Information was prepared on: Monday 8th February 2021