

# 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 20 Munro Avenue, Carnegie 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$740,000 & \$780,000

## Median sale price

Median price \$655,000 Property type Unit Suburb Carnegie  
Period - From 01/07/2022 to 30/09/2022 Source R.E.I.V

## 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
6/9 Cosy Gum Road, Carnegie 3163	\$780,000	05/09/2022
2/31 Shepparson Avenue, Carnegie 3163	\$742,000	13/08/2022
3/159 Oakleigh Road, Carnegie 3163	\$765,000	16/07/2022

This Statement of Information was prepared on: 08/12/2022