

# 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

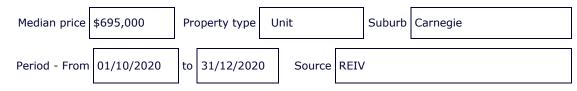
3/7 Kingsley Parade, Carnegie

### Indicative selling price

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

Single price \$	or range between	\$730,000	&	\$780,000
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#### 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
1 5/9 Cosy Gum Road, Carnegie	\$824,000	19/12/2020
2 2/15 Garden Avenue, Glen Huntly	\$815,000	12/12/2020
3 2/32-34 Truganini Road, Carnegie	\$780,600	12/12/2020

This Statement of Information was prepared on: Friday 26<sup>th</sup> February 2021