

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

10/36 Moonya Road, Carnegie 3163

Indicative selling price

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

Single price \$ or range between \$270,000 & \$295,000

Median sale price

Median price \$695,000 Property type Apartment Suburb Carnegie

Period - From 1/10/2020 to 31/12/2020 Source R.E.I.V

Comparable property sales

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
8/20 Emily Street, Carnegie 3163	\$274,000	11/11/2020
9/4 Walnut Street, Carnegie 3163	\$300,000	8/10/2020
10/36 Woornack Road, Carnegie 3163	\$300,000	27/2/2021

This Statement of Information was prepared on: 12/4/2021