



Statement of Information

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 202 Grange Road CARNEGIE 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,750,000 & 1,925,000

Median sale price

Median price \$1,707,500 Property type HOUSE Suburb CARNEGIE

Period - From 01/01/2021 to 31/03/2021 Source REIV

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
24 Madden Avenue CARNEGIE 3163	\$1,830,000	28/06/2021
1 Lake Street CARNEGIE 3163	\$1,920,000	25/03/2021
82 Booran Road GLEN HUNTLY 3163	\$1,920,000	25/03/2021

This Statement of Information was prepared on: 12/07/2021

Agent

DocuSigned by:

Carolyn Brant

Vendor

A8BF1597E67A40C...

Date

12/7/2021

Date

Vendor

Date