

# 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 25 Blackwood St, Carnegie VIC 3163

## Indicative selling price

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

range between \$1,400,000 & \$1,500,000

## 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
1 Fisher St MALVERN EAST 3145	\$1,515,000	01/05/2021
38 Brett St MURRUMBEENA 3163	\$1,550,000	13/03/2021
62 Miller St CARNEGIE 3163	\$1,506,000	27/02/2021

This Statement of Information was prepared on: 13/07/2021