

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

10 Maroona Road, Carnegie, VIC, 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 \$*1,300,000 & \$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,455,000 *House ☒ *Unit ☐ Suburb Carnegie

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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
27 Rosstown Rd CARNEGIE 3163	\$1,570,000	18/05/2017
163 Oakleigh Rd CARNEGIE 3163	\$1,435,000	03/06/2017
18 Yendon Rd CARNEGIE 3163	\$1,430,000	17/06/2017