

# 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

2/294 Koornang Road, Carnegie VIC 3163

## Indicative selling price

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

Single price

or range between

&

## Median sale price

Median price

Property type

Unit

Suburb

Carnegie

Period - From

to

Source

## 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 |
|--------------------------------|--------------------------------------|-----------|--------------|
| 1                              | 2/173 Oakleigh Road, Carnegie 3163   | \$780,000 | 15/02/2020   |
| 2                              | 6/14 Mackay Avenue, Glen Huntly 3163 | \$780,000 | 18/12/2019   |
| 3                              | 3/209 Neerim Road, Carnegie 3163     | \$780,000 | 8/12/2019    |

This Statement of Information was prepared on:

17/02/2020