

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode 5/12 Judith Street, 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 \$315,000

Median sale price

(*Delete house or unit as applicable)

Median price \$620,000

*House ☐*Unit ☒

Suburb
or locality Carnegie

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1: 7/14 Yendon Rd CARNEGIE 3163	\$337,000	25/03/2017
2: 4/167 Murrumbeena Rd MURRUMBEENA 3163	\$331,000	18/03/2017
3: 4/5 Gnarwyn Rd CARNEGIE 3163	\$ 330,000	22/04/2017