

# 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 4/162 Leila road, Carnegie 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)

range between \$420,000 & \$460,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$552,500

\*House

\*Unit X

Suburb CARNEGIE

Period - From 01/10/2018 to 31/12/2018

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
102/79 Poath road Murrumbeena	\$487,500	02/11/2018
101/389 Neerim road Carnegie	\$430,000	01/12/2018
14/225-229 Koornang Road Carnegie	\$422,000	08/12/2018