

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 76 Mimosa 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)

Range between \$1,100,000 & \$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,530,000 *House ☒ *unit ☐ Suburb
 or locality Carnegie
 Period - From 01/07/2017 to 30/09/2017 Source REIV

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

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: 88 Miller St CARNEGIE 3163	\$1,240,000	28/10/2017
2: 2/31 Macgowan Av GLEN HUNTLY 3163	\$1,160,000	22/10/2017
3: 76 Kambrook Rd CAULFIELD NORTH 3161	\$1,160,000	19/08/2017