

# 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 5a Moonya 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)

Single price \$ or range between \$1,500,000 & \$1,650,000

## Median sale price

Median price \$1,775,000 Property type House Suburb Carnegie

Period - From 01/04/2021 to 30/06/2021 Source REIV

## Comparable property sales

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
44 Reid Street, Murrumbeena VIC 3163	\$1,700,000	26/06/2021
80 Lyons Street, Carnegie VIC 3163	\$1,651,000	8/05/2021
14 Garfield Avenue, Ormond VIC 3204	\$1,531,000	22/05/2021

This Statement of Information was prepared on: 27/09/2021