

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 1/38 Shepparson Avenue Carnegie

Indicative selling price

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

or range between \$300,000 & \$330,000

Median sale price

(*Delete house or unit as applicable)

Median price \$527,000

*House

*Unit x

Suburb Carnegie

Period - From 01/04/2018 to 30/06/2018

Source REIV

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/87 Coorigil Rd Carnegie	\$348,000	07/07/2018
4/32 Shepparson Av Carnegie	\$315,000	02/05/2018
10/144 Oakleigh Road Carnegie	\$310,000	13/06/2018