
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

58 Shepparson Avenue, Carnegie 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,700,000 Property type House Suburb Carnegie

Period - From 01/01/2022 to 31/03/2022 Source R.E.I.V

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
188 Neerim Road, Carnegie 3163	\$1,382,500	11/11/2021
10 Leila Road, Carnegie 3163	\$1,453,000	05/03/2022
13 Porter Road, Carnegie 3163	\$1,495,000	04/03/2022

This Statement of Information was prepared on: 18/04/2022