

# 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 2/1 Murrumbeena Road, Carnegie Victoria 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price N/A or range between \$750,000 & \$825,000

## Median sale price

Median price \$663,000 Property type Unit Suburb CARNEGIE

Period - From 01/10/2023 to 31/12/2023 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 4/13-15 Skipton Rd HUGHESDALE 3166	\$851,000	13/03/2024
2. 4/59 Poath Rd MURRUMBEENA 3163	\$805,000	14/10/2023
3. 5/1316 Glen Huntly Rd CARNEGIE 3163	\$792,000	17/01/2024

This Statement of Information was prepared on: 14/03/2024