

# 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 3/328-330 Neerim 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) (\*Delete single price or range as applicable)

Single price  or range between \$570,000 & \$625,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$621,000 \*House ☐ \*Unit ☒ Suburb Carnegie

Period - From 1/04/2017 to 31/03/2018 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
1 206/18 Etna St GLEN HUNTLY 3163	\$622,500	29/04/2018
2 101/41 Murrumbeena Rd MURRUMBEENA 3163	\$602,500	07/04/2018
3 118/41 Murrumbeena Rd MURRUMBEENA 3163	\$570,000	28/04/2018