

# 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 2/31 Shepparson Avenue, Carnegie Vic 3163

## Indicative selling price

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

Single price \$ or range between \$730,000 & \$800,000

## Median sale price

Median price \$634,500 Property type Unit Suburb Carnegie

Period - From 01/01/2022 to 31/03/2022 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 11/154 Grange Road CARNEGIE 3163	\$810,000	28/03/2022
2. 4/203 Grange Road GLEN HUNTLY 3163	\$782,500	12/03/2022
3. 3/30 Rosella Street MURRUMBEENA 3163	\$760,000	02/07/2022

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 11/07/2022