

# 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 53a Moonya 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)

Single price \$ or range between \$1,500,000 & \$1,650,000

## Median sale price

Median price \$1,349,000 Property type Townhouse Suburb Carnegie

Period - From 01/07/2020 to 30/09/2020 Source REIV

## 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
22a Oakleigh Cr ORMOND 3204	\$1,700,000	21/09/2020
26 Macgowan Av GLEN HUNTLY 3163	\$1,681,000	28/07/2020
7b Murrong Av BENTLEIGH EAST 3165	\$1,520,000	20/06/2020

This Statement of Information was prepared on: 20/10/2020