

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 1/1 Judd St, Carnegie Vic 3163

Indicative selling price

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

Single price - or range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,137,500 Property type Townhouse Suburb Carnegie
Period - From 21/10/2022 to 20/10/2022 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	1/12 Yendon Road, Carnegie 3163	\$1,360,000	03/09/2022
2	2/1 Porter Rd, Carnegie 3163	\$1,337,500	04/10/2022
3	21 Waratah Ave, Glen Huntly 3163	\$1,250,000	14/07/2022

This Statement of Information was prepared on: 21/10/2022