

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address postcode

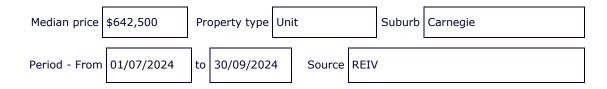
Including suburb and 10/8 Elliott Avenue, Carnegie VIC 3163

Indicative selling price

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

| Range between | \$690,000 | & | \$750,000 |
|---------------|-----------|---|-----------|
|---------------|-----------|---|-----------|

Median sale price



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 |
|--|-----------|--------------|
| 1. 13/16 Etna Street, Glen Huntly VIC 3163 | \$720,000 | 30/11/2024 |
| 2. 8/247 Neerim Road, Carnegie VIC 3163 | \$745,000 | 22/10/2024 |
| 3. 5/1094 Glen Huntly Road, Glen Huntly VIC 3163 | \$735,000 | 30/09/2024 |

This Statement of Information was prepared on: 16.01.2025