

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 407/2 Morton 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 \$519,000 or range between - & -

Median sale price

(*Delete house or unit as applicable)

Median price \$695,000 *House ☐ *Unit ☒ Suburb Carnegie
Period - From 01/10/2020 to 31/12/2020 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
8/145 Murrumbeena Rd, MURRUMBEENA 3163	\$540,500	28/11/2020
14/2 Gibson St, CAULFIELD EAST 3145	\$525,000	24/10/2020
5/20-22 Bent St MALVERN EAST 3145	\$520,000	22/10/2020

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.~~