

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 4/70 Truganini Road, 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)

Range between \$700,000 & \$770,000

Median sale price

(*Delete house or unit as applicable)

Median price \$555,000 *House ☐ *Unit ☒ Suburb Carnegie

Period - From 01/10/2017 to 31/12/2017 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
4/14-16 Lillimur Rd ORMOND 3204	\$820,000	09/02/2018
8/250 Neerim Rd CARNEGIE 3163	\$740,000	11/11/2017
3/7 Maroona Rd CARNEGIE 3163	\$860,000	13/12/2017