

---

# 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 5 Porter Road, Carnegie 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$1,600,000

&

\$1,760,000

## Median sale price

Median price \$1,240,000

House X

Suburb Carnegie

Period - From 1/10/2017 to 31/12/2017

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 considers to be most comparable to the property for sale.

| Address of comparable property         | Price       | Date of sale |
|----------------------------------------|-------------|--------------|
| 379 Neerim Road, Carnegie 3163         | \$1,711,000 | 17/3/2018    |
| 58 Rosanna Street, Carnegie 3163       | \$1,630,000 | 24/2/2018    |
| 133 Murrumbeena Road, Murrumbeena 3163 | \$1,782,000 | 24/3/2018    |