

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 2/2 Anzac St, 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 or range between \$1,100,000 & \$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,361,000

*House X

*Unit

Suburb Carnegie

Period - From 01/10/2020 to 30/09/2020

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
2/495 Neerim Rd MURRUMBEENA 3163	\$1,210,000	23/07/2020
1/6 Goode St MALVERN EAST 3145	\$1,175,000	20/06/2020
1/20 Rigby Av CARNEGIE 3163	\$1,519,000	23/10/2020

This Statement of Information was prepared on: 01/12/2020

~~**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.~~