

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 234b Grange Road Carnegie

Indicative selling price

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

Single price \$ or range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,700,000 Property type House Suburb Ormond

Period - From 01/01/2022 to 31/03/2022 Source REIV

Comparable property sales

A* 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
61B Woornack Road Carnegie 3163	\$1,460,000	01/07/2022
83 Truganini Road Carnegie	\$1,450,000	26/02/2022
12a James Street Glen Huntly	\$1,433,000	30/04/2022

OR

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.

This Statement of Information was prepared on: 11/07/2022