

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 2B Hunter St, Carnegie Vic 3163

Indicative selling price

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

Single price or range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,120,000 Property type Townhouse Suburb Carnegie

Period - From 15/11/2021 to 14/11/2022 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 |
|--------------------------------------|-------------|--------------|
| 1 33a Hunter St, Carnegie 3163 | \$1,625,000 | 23/08/2022 |
| 2 10a Doris St, Murrumbeena 3163 | \$1,621,000 | 22/10/2022 |
| 3 12b Grandview Grove, Carnegie 3163 | \$1,615,000 | 30/09/2022 |

This Statement of Information was prepared on: 15/11/2022