

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

<b>Property offe</b>	red for sale
----------------------	--------------

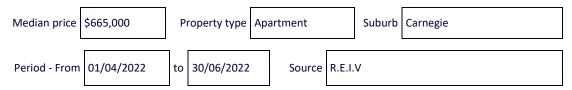
Address	
Including suburb and	5/8 Rosstown Road, Carnegie 3163
postcode	

## Indicative selling price

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

Single price \$469,000

## Median sale price



## **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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7/198 Grange Road, Carnegie 3163	\$440,000	04/06/2022
6/13 Emily Street, Carnegie 3163	\$480,000	08/06/2022
5/32 Madden Avenue, Carnegie 3163	\$450,000	27/07/2022

This Statement of Information was prepared on: 05/09/2022