

# 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 307/112 Mimosa Rd CARNEGIE 3163

## Indicative selling price

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

range between \$580,000 & \$620,000

## Median sale price

Median price \$705,000 Property type Unit Suburb Carnegie

Period - From 01/07/2020 to 30/06/2021 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
105/112 Mimosa Rd CARNEGIE 3163	\$640,000	04/07/2021
105/14 Elliott Av CARNEGIE 3163	\$635,000	06/07/2021
5/2 Belsize Av CARNEGIE 3163	\$630,000	28/06/2021

This Statement of Information was prepared on: 20/09/2021