

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

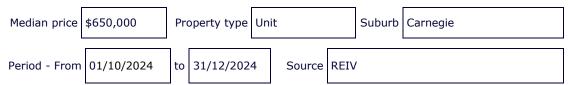
Address	
Including suburb and	10/8 Elliott Avenue, Carnegie VIC 3163
postcode	

Indicative selling price

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

Single price \$740,000

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
1. 13/16 Etna Street, Glen Huntly VIC 3163	\$720,000	30/11/2024
2. 8/247 Neerim Road, Carnegie VIC 3163	\$745,000	22/10/2024
3. 3/15 Manchester Grove, Glen Huntly Vic 3163	\$720,000	06/02/2025

This Statement of Information was prepared on: 20.02.2025