

# 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 4/8 Walnut Street, Carnegie Vic 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

A single price of \$273,500

## Median sale price

Median price \$595,000 Property type Unit Suburb Carnegie  
Period - From 01/01/2023 to 31/03/2023 Source REIV

## 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. 8/99 Neerim Rd GLEN HUNTLY 3163  | \$270,000 | 31/03/2023   |
| 2. 3/20 Emily St CARNEGIE 3163      | \$270,000 | 16/01/2023   |
| 3. 1/125 Grange Rd GLEN HUNTLY 3163 | \$255,000 | 21/03/2023   |

**OR**

This Statement of Information was prepared on: 22/05/2023 5.15pm