

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 4/22 Margaret Street, Carnegie Vic 3163

Indicative selling price

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

Single price \$685,000

or range between

&

Median sale price

Median price \$655,000

Property type Apartment

Suburb Carnegie

Period - From 01/07/2022

to 30/09/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

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. 1202/16 Woorayl St Carnegie 3163	\$690,000	18/09/2022
2. 7/332 Neerim Road Carnegie 3163	\$657,000	15/09/2022
3. 2/20 Toward Street Murrumbeena 3163	\$651,000	09/09/2022

This Statement of Information was prepared on: 05/12/2022