

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 McPherson Ave, 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 or range between \$1,600,000 & \$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,361,000 *House ☒ *Unit ☐ Suburb Carnegie
Period - From 01/10/2019 to 30/09/2020 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
11 McLaurin Road, Carnegie 3163	\$1,640,888	23/06/2020
6 Chanak Street, Malvern East 3145	\$1,720,000	18/06/2020
30 Serrell Street, Malvern East 3145	\$1,710,000	06/08/2020

This Statement of Information was prepared on: 15/10/2020

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~