

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 13 Reserve Ave, Carnegie VIC 3163

Indicative selling price

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

Single price - or range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,590,000 Property type House Suburb Carnegie

Period - From 26/04/2022 to 25/04/2023 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
1	35 Lindsay Ave, Murrumbeena 3163	\$2,335,500	15/04/2023
2	25 Frederick St, Caulfield South 3162	\$2,235,000	02/04/2023
3	6 Gerald St, Murrumbeena 3163	\$2,300,000	25/02/2023

This Statement of Information was prepared on: 26/04/2023