

# 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 86 Grange Road, Carnegie Vic 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price - or range between \$950,000 & \$1,045,000

## Median sale price

Median price \$1,692,500 Property type House Suburb Carnegie

Period - From 01/07/2022 to 30/09/2022 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	12a Lloyds Av CAULFIELD EAST 3145	\$1,250,000	08/08/2022
2	22 Buckley St CARNEGIE 3163	\$1,173,000	04/06/2022
3	26 Roseberry Gr GLEN HUNTLY 3163	\$1,160,000	05/05/2022

This Statement of Information was prepared on: 25/10/2022