

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

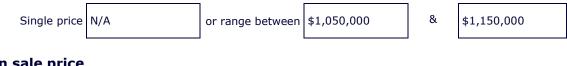
## Property offered for sale

Address postcode

Including suburb and 1/10 Wanalta Road, CARNEGIE VIC 3163

### Indicative selling price

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



# **Median sale price**

Median price	\$1,811,000	Property type	House	Suburb	CARNEGIE
Period - From	01/10/2021	to 31/12/202	1 Source REIV	/	

#### **Comparable property**

**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. 124a Grange Road, Carnegie, 3163	\$1,300,000	22/10/2021
2. 344 Koornang Road, Carnegie, 3163	\$1,098,000	15/12/2021
3. 1/404 Koornang Road, Carnegie, 3163	\$1,050,000	13/11/2021

This Statement of Information was prepared on: Monday 7th January 2022