
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 3 Boake Street, Carnegie 3163

Indicative selling price

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

or range between \$1,350,000 & \$1,430,000

Median sale price

Median price \$1,230,000

House X

Suburb Carnegie

Period - From 01/04/2018 to 30/06/2018

Source R.E.I.V

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
9 Swan Road, Murrumbeena 3163	\$1,390,000	24/03/2018
2 Atkinson Street, Murrumbeena 3163	\$1,360,000	18/03/2018
18 Dalny Road, Murrumbeena 3163	\$1,407,500	26/05/2018