

# 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 4/7 Maroona 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) (\*Delete single price or range as applicable)

Range between \$550,000 & \$605,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$621,000

\*House

\*Unit x

Suburb Carnegie

Period - From 01/04/2017 to 31/03/2018

Source REIV

## Comparable property sales

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
1/34 Madden Av CARNEGIE 3163	\$601,000	24/02/2018
4/40 Rosstown Rd CARNEGIE 3163	\$555,000	14/04/2018
7/982 Glen Huntly Rd CAULFIELD SOUTH 3162	\$550,000	24/04/2018