

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 3/7 Maroona Road, Carnegie

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

Range between \$630,000 & \$690,000

Median sale price

(*Delete house or unit as applicable)

Median price \$640,000 *House ☐ *unit ☒ Suburb
 or locality Carnegie

Period - From 01/07/2017 to 30/09/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1: 8/89 Neerim Road, Glen Huntly	\$665,000	23/09/2017
2: 174 Neerim Road, Carnegie	\$672,000	16/08/2017
3: 5/244 Koornang Road, Carnegie	\$689,000	24/06/2017