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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode 2/23 Madden Avenue, 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 \$960,000 & \$1,050,000

## Median sale price

Median price \$1,230,000 \*House ☒ \*Unit ☐ Suburb Carnegie

Period - From 01/04/2018 to 30/06/2018 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
2/36 Macgowan Avenue, Glen Huntly VIC 3163	\$1,120,000	29/04/2018
2/11 Madden Avenue, Carnegie VIC 3163	\$1,095,000	06/05/2018
76 Leila Road, Carnegie VIC 3163	\$970,000	21/04/2018