

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 1/7 Wanalta 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 \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,707,500 Property type Houses Suburb Carnegie
Period - From 01/01/2021 to 31/03/2021 Source REIV

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

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 2c Walden Grove, Carnegie	\$1,309,000	27/03/2021
2 1/15 St Huberts Road, Carnegie	\$1,377,000	18/05/2021
3 2/237 Neerim Road, Carnegie	\$1,320,000	20/03/2021

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: Wednesday 2nd June 2021