

# 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 36 Emily Street, CARNEGIE 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)

Single price \$ or range between \$1,650,000 & \$1,750,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$1,361,000 \*House X \*Unit Suburb CARNEGIE

Period - From 01/10/2019 to 30/09/2020 Source REIV

## 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
4 McPherson Ave, Carnegie 3163	\$1,800,000	22/10/2020
54 Neville St, Carnegie 3163	\$1,750,000	02/07/2020
210 Poath Road, Hughesdale 3166	\$1,700,000	27/06/2020