

# 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 3/10 St Huberts Rd, Carnegie 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price N/A or range between \$440,000 & \$480,000

## Median sale price

Median price \$621,000 Property type UNIT Suburb CARNEGIE

Period - From 01/10/2021 to 31/12/2021 Source REIV

## Comparable property

**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. 2/9 Perth St, MURRUMBEENA 3163	\$490,000	08/09/2021
2. 5/82-84 Coorigil Rd, CARNEGIE 3163	\$465,000	16/12/2021
3. 4/2b Thomson Av, MURRUMBEENA 3163	\$497,500	27/01/2022

This Statement of Information was prepared on: Thursday 3<sup>rd</sup> February 2022