

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 2/2 Newman Ave, Carnegie 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,349,000 or range between - & -

Median sale price

Median price \$1,026,500 Property type Townhouse Suburb Carnegie

Period - From 22/04/2021 to 21/04/2022 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 83 Truganini Road, Carnegie 3163	\$1,450,000	08/03/2022
2 1/7 Molden St, Bentleigh East 3165	\$1,395,000	28/11/2021
3 2/4 Lake St, Carnegie 3163	\$1,350,000	03/02/2022

This Statement of Information was prepared on: 22/04/2022