

## Single residential property located in the Melbourne metropolitan area

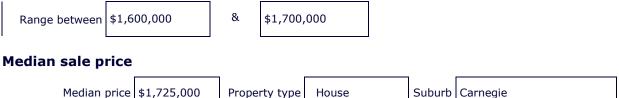
Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and 75 Morgan Street, Carnegie Vic 3163 postcode

## Indicative selling price

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



Median price	\$1,725,000	Pro	operty type	Н	ouse		Suburb	Carnegie
Period - From	01/01/2024	to	31/12/2024	1	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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 37 Mclaurin Rd CARNEGIE 3163	\$1,655,000	15/11/2024
2. 201 Booran Rd CAULFIELD SOUTH 3162	\$1,700,000	11/11/2024
3. 26 Serrell St MALVERN EAST 3145	\$1,631,500	28/10/2024

This Statement of Information was prepared on: 24/01/2025