

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale.

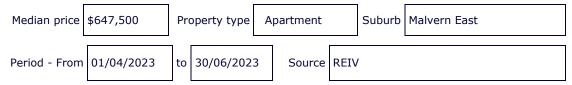
Address	
Including suburb and	18-16 Carrum Street, Malvern East, 3145
postcode	

Indicative selling price

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

Single price \$	or range between	\$320,000	&	\$350,000	
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Median sale price



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
1 103/83-85 Drummond Street, Oakleigh 3166	\$351,000	27/05/2023
2 1/21 Adelaide Street, Murrumbeena 3163	\$345,000	06/06/2023
3 7/23 Brisbane Street, Murrumbeena 3163	\$320,000	15/06/2023

This Statement of Information was prepared on:	17/07/2023
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