

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 3/2 Newman Ave, Carnegie 3163

Indicative selling price

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

Single price \$1,199,000 or range between - & -

Median sale price

Median price \$1,100,000 Property type Townhouse Suburb Carnegie

Period - From 10/02/2022 to 09/02/2023 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	315 Murrumbeena Road, Murrumbeena 3163	\$1,325,000	18/12/2022
2	2/52 Neville St, Carnegie 3163	\$1,260,000	19/11/2022
3	4 Churchill Cl, Murrumbeena 3163	\$1,210,000	17/12/2022

This Statement of Information was prepared on: 10/02/2023