

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 70 Leila Road, Carnegie VIC 3163

Indicative selling price

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

Single price \$ or range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,950,000 Property type HOUSE Suburb Carnegie
Period - From 1/7/2021 to 30/09/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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
1 202 Grange Road, Carnegie 3163	\$1,950,000	19/08/2021
2 2 Lindsay Avenue Murrumbeena 3163	\$1,920,000	23/09/2021
3 64 Blackwood Street, Carnegie 3163	\$1,910,000	30/10/2021

This Statement of Information was prepared on: 21/10/2021