

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 4/2 Newman Avenue, Carnegie VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,336,000 Property type House Suburb Carnegie
Period - From 01/04/2019 to 31/03/2020 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
1/28 Woodville Ave, Glen Huntly 3163	\$1,295,000	24/03/2020
17 Acacia St, Carnegie 3163	\$1,275,500	21/03/2020
1/17 Gardeners Rd, Bentleigh East 3165	\$1,200,000	16/03/2020

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 13/07/2020