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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode 13/54 Railway Road, Carnegie

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$300,000 & \$330,000

## Median sale price

Median price \$555,000

Unit X

Suburb Carnegie

Period - From 1/10/2017 to 31/12/2017

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8/36 Moonya Road, Carnegie 3163	\$331,000	13/12/2017
1/9 Mimosa Road, Carnegie 3163	\$325,000	15/10/2017
5/9 Mimosa Road, Carnegie 3163	\$310,000	11/11/2017