

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 Mile End Road CARNEGIE 3163

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$1,348,500 Property type House Suburb CARNEGIE

Period - From 01/07/2020 to 30/09/2020 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
17 Rothschild Street GLEN HUNTLY 3163	\$1,290,000	22/08/2020
16 Perth Street MURRUMBEENA 3163	\$1,275,000	12/08/2020
18 Neville Street CARNEGIE 3163	\$1,160,000	08/08/2020

This Statement of Information was prepared on: Monday 12th October 2020