

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

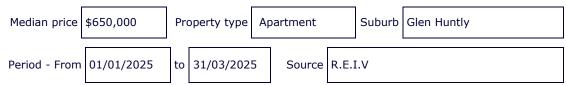
Address Including suburb and postcode

# Indicative selling price

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

Single price \$259,000

## Median sale price



#### **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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
15/6 Newman Avenue, Carnegie 3163 3163	\$275,000	17/12/2024
14/13 Rosedale Avenue, Glen Huntly 3163	\$285,000	09/11/2024
9/15 Poplar Grove, Carnegie 3163	\$255,000	21/02/2025

This Statement of Information was prepared on: 09/04/2025