## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sal	е						
Address Including suburb and postcode	2 CAROOL ROAD CARNEGIE VIC 3163						
Indicative selling price For the meaning of this price	e see consumer.vic	.gov.aı	u/underquoti	ng (*C	elete single price	e or range a	as applicable)
Single Price	\$2,000,000		<del>or range</del> <del>between</del>			&	
Median sale price (*Delete house or unit as applicable)							
Median Price	\$1,662,000	Property type He		House	Suburb	Carnegie	
Period-from	01 Oct 2024	to 30 Sep 2025			Source		Cotality
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 6 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							<del>ale.</del>
OR							

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 6 months.

This Statement of Information was prepared on: 22 October 2025



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