

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

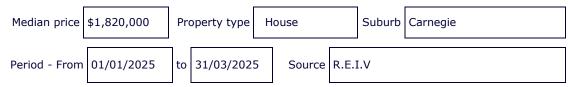
### Property offered for sale

Address Including suburb and 2 Walden Grove, Carnegie 3163 postcode

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting						
Single price	\$	or range between	\$1,500,000	&	\$1,600,000	

## 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
49 Shepparson Avenue, Carnegie 3163	\$1,630,000	07/12/2024
50 Truganini Road, Carnegie 3163	\$1,545,000	22/03/2025
27 Albert Road, Carnegie 3163	\$1,571,000	15/02/2025

This Statement of Information was prepared on: 20/04/2025