

# 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 4/162 Leila Road, Carnegie VIC 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$480,000 & \$520,000

## Median sale price

Median price \$621,000 Property type Unit Suburb Carnegie

Period - From 01/04/2023 to 30/06/2023 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
1. 5/22 Margaret Street, Carnegie 3163	\$550,000	18/04/2023
2. 4/145 Murrumbeena Road, Murrumbeena 3163	\$510,000	22/03/2023
3. 1/38 Lillimur Road, Ormond 3204	\$487,500	01/07/2023

This Statement of Information was prepared on: 24/07/2023 12:12PM