

# 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 7 Mernda Avenue, Carnegie VIC 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,870,000

## Median sale price

Median price \$1,732,500 Property type House Suburb Carnegie

Period - From 01/02/2024 to 01/06/2024 Source REIV

## Comparable property sales

**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. 20a Adelaide Street, Murrumbeena VIC 3163	\$1,852,500	04/04/2024
2. 33a Tranmere Avenue, Carnegie VIC 3163	\$1,835,000	21/02/2024
3. 15 Leamington Crescent, Caulfield East VIC 3145	\$1,750,000	04/05/2024

This Statement of Information was prepared on: 06.06.2024