

## Statement of Information

# 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](http://consumer.vic.gov.au/underquoting)

Single price

### Median sale price

Median price  Units  Suburb   
 Period - From  to  Source

### 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
11/375 Neerim Road, Carnegie VIC 3163	\$290,000	28/04/2023
7/4 Holloway Street, Ormond VIC 3204	\$285,000	28/04/2023
13/55 Blackwood Street, Carnegie VIC 3163	\$290,000	17/08/2023

This Statement of Information was prepared on: 2/10/2023