

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

**Section 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  House  Unit  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
1	4/38 Shepparson Av CARNEGIE 3163	\$572,500	06/10/2018
2	1/2b Grandview Gr CARNEGIE 3163	\$570,000	13/10/2018
3	4/3 Rosedale Av GLEN HUNTLY 3163	\$561,250	04/10/2018

**OR**

**B\*** ~~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 six months.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 79 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$585,000  
**No median price available**

## Comparable Properties



**4/38 Shepparson Av CARNEGIE 3163 (REI/VG)** **Agent Comments**



**Price:** \$572,500  
**Method:** Auction Sale  
**Date:** 06/10/2018  
**Rooms:** -  
**Property Type:** Apartment



**1/2b Grandview Gr CARNEGIE 3163 (REI)** **Agent Comments**



**Price:** \$570,000  
**Method:** Auction Sale  
**Date:** 13/10/2018  
**Rooms:** -  
**Property Type:** Apartment



**4/3 Rosedale Av GLEN HUNTLY 3163 (REI)** **Agent Comments**



**Price:** \$561,250  
**Method:** Sold Before Auction  
**Date:** 04/10/2018  
**Rooms:** -  
**Property Type:** Apartment