Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 31a Munster Avenue, Carnegie Vic 3163

Indicative selling price

| For the meaning | of this price see | con | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|-----|--------------|------|------------|------|--------|----------|
| Range betweer | \$900,000 | | & | | \$990,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,659,500 | Pro | operty Type | Ηοι | ise | | Suburb | Carnegie |
| Period - From | 01/04/2025 | to | 30/06/2025 | | So | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price | Date of sale |
|-----|-------------------------------|-----------|--------------|
| 1 | 3/10 Jersey Pde CARNEGIE 3163 | \$945,000 | 19/07/2025 |
| 2 | | | |
| 3 | | | |

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.

This Statement of Information was prepared on:

23/07/2025 10:41









Rooms: 4 Property Type: House (Res) Land Size: 251 sqm approx Agent Comments

Indicative Selling Price \$900,000 - \$990,000 Median House Price June quarter 2025: \$1,659,500

Comparable Properties



3/10 Jersey Pde CARNEGIE 3163 (REI)

1 1

Method: Auction Sale Date: 19/07/2025 Property Type: Unit

Agent Comments

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.

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



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