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	1/16 Milton Street, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	$1,300,000	&	$1,430,000

Median sale price

Median price	$617,800	Property type	Unit	Suburb	Carnegie
Period - From	25/07/2023	to	24/07/2024	Source	REIV

Comparable property sales

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. 1/7 Newlyn St CAULFIELD 3162	$1,355,000	28/05/2024
2. 2/3 Hinton Rd GLEN HUNTLY 3163	$1,425,000	24/03/2024
3. 1/12 Hudson St CAULFIELD NORTH 3161	$1,300,500	20/03/2024

This Statement of Information was prepared on: 25/07/2024