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	7/4 Lake Street, Carnegie Victoria 3163

Indicative selling price

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

Single price	$920,000	or range between	N/A	&	N/A

Median sale price

Median price	$650,000	Property type	UNIT	Suburb	CARNEGIE
Period - From	01/10/2024	to	31/12/2024	Source	REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 2/20 Sydney Street, Murrumbeena, 3163	$875,000	30/11/2024
2.		
3.		

This Statement of Information was prepared on: 29/03/2025