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	9/15 Poplar Grove, Carnegie 3163

Indicative selling price

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

Single price	$262,000

Median sale price

Median price	$650,000	Property type	Apartment	Suburb	Carnegie
Period - From	01/10/2024	to	31/12/2024	Source	R.E.I.V

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
14/13 Rosedale Avenue, Glen Huntly 3163	$285,000	09/11/2024
13/22 Rosella Street, Murrumbeena 3163	$265,000	24/09/2024
4/68 Woornack Road, Carnegie 3163	$270,000	06/09/2024

This Statement of Information was prepared on: 03/02/2025