

3/31 Shepparson Avenue, Carnegie Vic 3163



2 1 2

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
June quarter 2017: \$705,000

## Comparable Properties



3/17 Gerald St MURRUMBEENA 3163 (REI)

**Agent Comments**

2 1 2

**Price:** \$660,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** 4  
**Property Type:** Unit



2/18 Rigby Av CARNEGIE 3163 (REI)

**Agent Comments**

2 1 1

**Price:** \$653,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 84 sqm approx



2/60 Wornack Rd CARNEGIE 3163 (REI)

**Agent Comments**

2 1 1

**Price:** \$635,000  
**Method:** Auction Sale  
**Date:** 06/05/2017  
**Rooms:** 4  
**Property Type:** Unit

## 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

3/31 Shepparson Avenue, Carnegie Vic 3163

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$660,000

#### Median sale price

Median price

\$705,000

Unit

X

Suburb

Carnegie

Period - From

01/04/2017

to

30/06/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/17 Gerald St MURRUMBEENA 3163	\$660,000	17/06/2017
2/18 Rigby Av CARNEGIE 3163	\$653,000	27/05/2017
2/60 Wornack Rd CARNEGIE 3163	\$635,000	06/05/2017