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

1/14 Coling Avenue, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$770,000		&		\$840,000			
Median sale p	rice							
Median price	\$646,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/04/2024	to	31/03/2025		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 six months 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	5/17 Park Av GLEN HUNTLY 3163	\$793,000	04/05/2025
2	2/17 Gerald St MURRUMBEENA 3163	\$830,000	18/04/2025
3	2/62 Lillimur Rd ORMOND 3204	\$815,000	10/04/2025

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:

08/05/2025 16:49







Rooms: 5 Property Type: Townhouse (Res) Land Size: 197.489 sqm approx Agent Comments

Indicative Selling Price \$770,000 - \$840,000 **Median Unit Price** Year ending March 2025: \$646,000

Comparable Properties



5/17 Park Av GLEN HUNTLY 3163 (REI)



Agent Comments



Price: \$793,000 Method: Sold Before Auction Date: 04/05/2025 Property Type: Unit

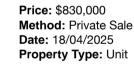
2/17 Gerald St MURRUMBEENA 3163 (REI)



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Agent Comments

Agent Comments





2/62 Lillimur Rd ORMOND 3204 (REI) ÷ 1 2 1

Price: \$815,000 Method: Sold Before Auction Date: 10/04/2025 Property Type: Unit

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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