## 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

10/45 Coorigil Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$420,000		&		\$440,000			
Median sale p	rice							
Median price	\$565,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/01/2024	to	31/03/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	12/5 Wattle Av GLEN HUNTLY 3163	\$454,000	21/02/2024
2	11/131 Grange Rd GLEN HUNTLY 3163	\$453,000	21/10/2023
3	6/17 Shepparson Av CARNEGIE 3163	\$445,000	15/02/2024

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:

18/04/2024 09:53







Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$420,000 - \$440,000 Median Unit Price March quarter 2024: \$565,000

# **Comparable Properties**



12/5 Wattle Av GLEN HUNTLY 3163 (REI/VG) Agent Comments



Price: \$454,000 Method: Sold Before Auction Date: 21/02/2024 Property Type: Apartment



11/131 Grange Rd GLEN HUNTLY 3163 (REI/VG) Agent Comments



Price: \$453,000 Method: Auction Sale Date: 21/10/2023 Property Type: Apartment



6/17 Shepparson Av CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$445,000 Method: Auction Sale Date: 15/02/2024 Property Type: Apartment

### Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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