

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

10/87 COORIGIL ROAD CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,672,500

Property type

House

Suburb

Carnegie

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 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

12/40 WOORAYL STREET CARNEGIE VIC 3163	\$372,500	27-Sep-23
1/33 ROSSTOWN ROAD CARNEGIE VIC 3163	\$374,000	02-Mar-24
14/54-56 RAILWAY ROAD CARNEGIE VIC 3163	\$375,000	17-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 25 March 2024



12/40 WOORAYL STREET CARNEGIE VIC 3163

1 1 1

Sold Price **\$372,500** Sold Date **27-Sep-23**

Distance **1.18km**



1/33 ROSSTOWN ROAD CARNEGIE VIC 3163

1 1 1

Sold Price ^{RS} **\$374,000** Sold Date **02-Mar-24**

Distance **1.51km**



14/54-56 RAILWAY ROAD CARNEGIE VIC 3163

1 1 1

Sold Price ^{RS} **\$375,000** Sold Date **17-Feb-24**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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