

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

2/56 Coorigil Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Carnegie

Period - From 01/04/2023 to 31/03/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	3/93 Oakleigh Rd CARNEGIE 3163	\$870,000	24/02/2024
2	1/19 Gnarwyn Rd CARNEGIE 3163	\$860,000	25/03/2024
3	1/14 Ormond Rd ORMOND 3204	\$815,000	08/03/2024

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:

16/05/2024 14:33



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

Year ending March 2024: \$625,000

Comparable Properties



3/93 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$870,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Unit



1/19 Gnarwyn Rd CARNEGIE 3163 (VG)

Agent Comments



Price: \$860,000

Method: Sale

Date: 25/03/2024

Property Type: Flat/Unit/Apartment (Res)



1/14 Ormond Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$815,000

Method: Private Sale

Date: 08/03/2024

Property Type: Townhouse (Single)