## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/54 Coorigil Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$660,000		&		\$710,000			
Median sale p	rice							
Median price	\$614,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/10/2022	to	30/09/2023		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	1/19 Darling St HUGHESDALE 3166	\$722,500	14/10/2023
2	4/54 Coorigil Rd CARNEGIE 3163	\$715,000	23/10/2023
3	3/58 Mimosa Rd CARNEGIE 3163	\$670,000	21/10/2023

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:

16/11/2023 10:09



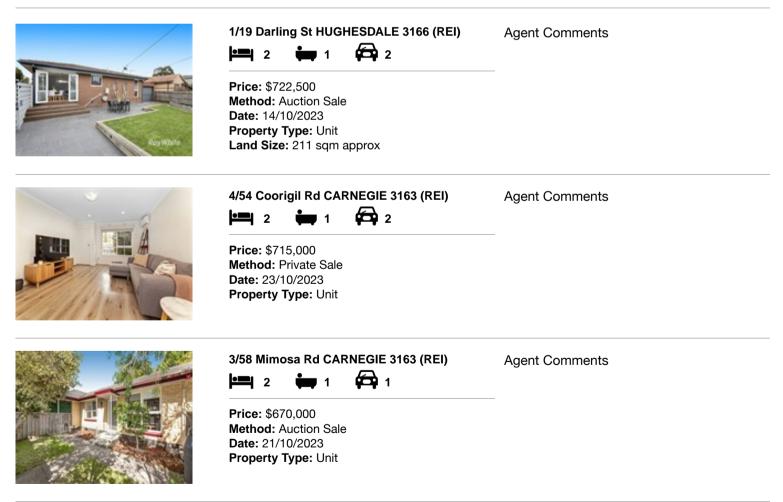






Property Type: Unit Agent Comments Indicative Selling Price \$660,000 - \$710,000 Median Unit Price Year ending September 2023: \$614,000

# **Comparable Properties**



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





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