

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 6/67 Coorigil Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$425,000 & \$450,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Carnegie

Period - From 01/01/2024 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	2/45 Coorigil Rd CARNEGIE 3163	\$460,000	16/03/2024
2	6/17 Shepparson Av CARNEGIE 3163	\$445,000	15/02/2024
3	1/55 Mimosa Rd CARNEGIE 3163	\$438,000	07/03/2024

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: 02/07/2024 12:33



Property Type: Strata Unit/Flat

Agent Comments

Perched on the first floor of this secure and solidly built boutique block, this timeless apartment is blessed with spacious proportions and serene leafy outlooks.

Indicative Selling Price

\$425,000 - \$450,000

Median Unit Price

March quarter 2024: \$565,000

Comparable Properties



2/45 Coorigil Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$460,000

Method: Auction Sale

Date: 16/03/2024

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



1/55 Mimosa Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$438,000

Method: Auction Sale

Date: 07/03/2024

Property Type: Apartment