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	6/67 Coorigil Road, Carnegie Vic 3163
postcode	

Indicative selling price

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

Range between \$425,000	&	\$450,000
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Median sale price

Median price	\$565,000	Pro	perty 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

Add	dress 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 comparableproperties 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





Sam Mecuri 03 9889 3990 0403 525 808

> \$425,000 - \$450,000 **Median Unit Price**

March quarter 2024: \$565,000

sam@shelterrealestate.com.au **Indicative Selling Price**





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.

Comparable Properties



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





Price: \$460,000 Method: Auction Sale Date: 16/03/2024

Property Type: Apartment

Agent Comments



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

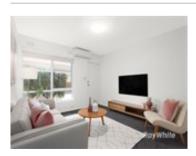






Price: \$445,000 Method: Auction Sale Date: 15/02/2024

Property Type: Apartment



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

Price: \$438.000 Method: Auction Sale Date: 07/03/2024

Property Type: Apartment

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990



