

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 8/45 Coorigil Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$609,000 Property Type Unit Suburb Carnegie

Period - From 28/08/2022 to 27/08/2023 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	4/21 Jersey Pde CARNEGIE 3163	\$465,500	17/04/2023
2	7/47 Hobart Rd MURRUMBEENA 3163	\$465,000	03/05/2023
3	5/6 Rosstown Rd CARNEGIE 3163	\$440,000	30/06/2023

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: 28/08/2023 12:18



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

28/08/2022 - 27/08/2023: \$609,000

Comparable Properties



4/21 Jersey Pde CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$465,500

Method: Private Sale

Date: 17/04/2023

Property Type: Apartment



7/47 Hobart Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 03/05/2023

Property Type: Unit



5/6 Rosstown Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 30/06/2023

Property Type: Apartment