

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 4/54 Coorigil Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$650,000 & \$710,000

Median sale price

Median price \$621,250 House Unit X Suburb Carnegie

Period - From 01/01/2019 to 31/03/2019 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	1/165 Murrumbeena Rd MURRUMBEENA 3163	\$677,000	30/03/2019
2	4/78 Woornack Rd CARNEGIE 3163	\$671,000	02/03/2019
3	1/28 Ulupna Rd ORMOND 3204	\$650,500	23/03/2019

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.



2 1 2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000 - \$710,000
Median Unit Price
March quarter 2019: \$621,250

Comparable Properties



1/165 Murrumbeena Rd MURRUMBEENA 3163 **Agent Comments**
(REI)

2 1 2

Price: \$677,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: Unit



4/78 Wornack Rd CARNEGIE 3163 (REI/VG) **Agent Comments**

2 1 1

Price: \$671,000
Method: Auction Sale
Date: 02/03/2019
Rooms: 4
Property Type: Unit



1/28 Ulupna Rd ORMOND 3204 (REI) **Agent Comments**

2 1 1

Price: \$650,500
Method: Auction Sale
Date: 23/03/2019
Rooms: 4
Property Type: Villa