

# 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 502/178 Koornang Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$630,000

### Median sale price

Median price \$655,000 Property Type Unit Suburb Carnegie

Period - From 01/01/2019 to 31/12/2019 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	5/1214 Dandenong Rd MURRUMBEENA 3163	\$620,000	03/12/2019
2	12/10 Emily St CARNEGIE 3163	\$620,000	23/09/2019
3	2/1192 Glen Huntly Rd GLEN HUNTLY 3163	\$615,000	05/10/2019

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.~~

This Statement of Information was prepared on: 05/02/2020 17:45



2   2   1

**Property Type:** Apartment  
**Land Size:** 85 internal sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$600,000 - \$630,000  
**Median Unit Price**  
 Year ending December 2019: \$655,000

## Comparable Properties



5/1214 Dandenong Rd MURRUMBEENA 3163   Agent Comments  
 (REI)

2   1   1

**Price:** \$620,000  
**Method:** Sold Before Auction  
**Date:** 03/12/2019  
**Property Type:** Apartment

12/10 Emily St CARNEGIE 3163 (VG)   Agent Comments

2   -   -

**Price:** \$620,000  
**Method:** Sale  
**Date:** 23/09/2019  
**Property Type:** Flat/Unit/Apartment (Res)



2/1192 Glen Huntly Rd GLEN HUNTLY 3163   Agent Comments  
 (REI/VG)

2   2   1

**Price:** \$615,000  
**Method:** Auction Sale  
**Date:** 05/10/2019  
**Property Type:** Apartment