

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

255a Koornang Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Carnegie

Period - From 05/02/2019 to 04/02/2020 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	9 Libna St CARNEGIE 3163	\$950,000	30/11/2019
2	20 Shepparson Av CARNEGIE 3163	\$920,000	07/09/2019
3			

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 15:19



Property Type: House

Land Size: 374.539 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$900,000

Median House Price

05/02/2019 - 04/02/2020: \$1,270,000

Be mesmerized by the Art deco beauty of this solid brick 3 bedroom 1.5 bathroom semi-detached gem. Tastefully extended with character, this inviting treasure enjoys 3 large bedrooms (2 - robes), an enchanting lounge, cheery Corian kitchen, a fabulous entertaining area with gas pot belly stove & thatched cathedral ceiling; & a decked verandah in a peaceful garden courtyard. Retaining all its period qualities, this lovely surprise has polished boards, gas heating, air cond, a security door and ample parking. Metres to Koornang Park, cafes & tram, walk to the outdoor pool, restaurants, great shopping & Carnegie PS.

Comparable Properties



9 Libna St CARNEGIE 3163 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 30/11/2019

Rooms: 3

Property Type: House

Land Size: 339 sqm approx



20 Shepparson Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$920,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 260 sqm approx

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.