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 postcode

Address 5/41 Coorigil Road, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$650,000		&		\$700,000			
Median sale price								
Median price	\$708,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/10/2020	to	30/09/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6/5-7 Ames Av CARNEGIE 3163	\$675,000	07/07/2021
2	6/6 Rosedale Av GLEN HUNTLY 3163	\$631,000	23/10/2021
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:

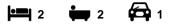
27/10/2021 14:15





Myron Ching





Property Type: Apartment Agent Comments

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Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** Year ending September 2021: \$708,000

Comparable Properties



6/5-7 Ames Av CARNEGIE 3163 (REI)





Price: \$675,000 Method: Sold Before Auction Date: 07/07/2021 Property Type: Unit

Agent Comments

Agent Comments



Price: \$631,000 Method: Auction Sale Date: 23/10/2021 Property Type: Apartment

1

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.

Account - Jellis Craig | P: 03 9593 4500

propertydata



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